

MINUTES
TOWN OF GROTON
ZONING BOARD OF APPEALS
JUNE 13, 2018 – 7:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 1

Chairman Stebbins called the meeting to order at 7:01 p.m.

I. ROLL CALL

Regular members present: Stebbins, Manning, Mencer, Russotto, Fitzgerald
Absent: Kravits
Staff present: Zanarini, Hovland

II. PUBLIC HEARINGS-

1. ZBA#18-02 – 51 Ocean View Avenue; Advanced Improvements, LLC – Applicant; Mark & Anna Oberg – Owners; for a variance to Section 5.2 of the Zoning Regulations to increase the maximum lot coverage from 24% to 27% to allow an addition in the southwest corner of the existing residence. PIN# 261805096840, RS-12 Zone.

Chairman Stebbins went over the procedures of a public hearing. The Board reviewed the mailings and found them to be in order. Manning read the application.

Patrick McAneeny of Advanced Improvements, LLC, 61 West Main Street, Mystic, presented the application to increase lot coverage by 150 sq. ft. All setbacks are maintained. The existing deck was included in the preliminary lot coverage calculations, but should not have been because it is less than thirty inches tall. Therefore, the actual lot coverage increase including the addition is from 24% to 25% with the requirement being no more than 20%. The house was built in 1940, therefore there were different zoning requirements at the time of construction.

Manning read the referral memo from the Planning Commission. There was no comment.

Chairman Stebbins closed the public hearing at 7:20 pm.

III. CONSIDERATION OF PUBLIC HEARINGS

1. ZBA#18-02- 51 Ocean View Avenue; Advanced Improvements, LLC – Applicant; Mark & Anna Oberg – Owners

MOTION: To approve variance as requested.

Motion made by Russotto, seconded by Mencer, so voted unanimously.

IV. CORRESPONDENCE- None

V. APPROVAL OF MINUTES

1. April 25, 2018

MOTION: To adopt the minutes of April 25, 2018, as written.

Motion made by Russotto, seconded by Fitzgerald, so voted unanimously.

VI. OLD BUSINESS

Chairman Stebbins asked for the status of the Sandy Hollow Road appeal. Staff has been working on typing transcripts of the pertinent meetings for the court.

VII. NEW BUSINESS

1. Election of Officers

MOTION: To keep everyone in their standing positions.

Motion made by Fitzgerald, seconded by Mencer, so voted unanimously.

2. New Applications - None

VIII. REPORT OF STAFF- None

IX. ADJOURNMENT

Motion to adjourn at 7:27 p.m. made by Mencer, seconded by Russotto, so voted unanimously.

Thomas Manning, Secretary
Zoning Board of Appeals

Prepared by Kara Hovland
Office Assistant II