



**Town of Groton, Connecticut**  
**Zoning Board of Appeals**  
**Regular Meeting Minutes**

Office of Planning and  
 Development Services  
 Town Hall Annex  
 134 Groton Long Point  
 Road  
 Groton, CT 06340  
 860-446-5970

**Wednesday, July 25, 2018**

**7:00 PM**

**Town Hall Annex - Community Room 1**

**Chair**

Chair Edward Stebbins

**Secretary**

Secretary Tom Manning

**Members**

Member Richard Fitzgerald

Vice Chair Floyd Kravits

Member Scott Russotto

**Alternates**

Alternate William Mencer

**I. ROLL CALL**

**II. PUBLIC HEARING(S)**

- II.1. ZBA18-03 ZBA#18-03 – 53 Lamphere Road; Peter J. Springsteel, LLC – Applicant; Keith & Lay Gallup – Owners; for a variance to Section 5.2 of the Zoning Regulations to reduce the required 30 foot front yard setback to 26 feet for a porch addition to the southwest of the existing residence. PIN# 271017101295, RS-12 Zone.

Peter Springsteel of 105 Starr Street, Mystic, presented for a setback reduction from the required 30' to 26' in order to create a mudroom and covered entrance. The subject property is a corner lot with two frontages. Two letters of support from neighbors Hirsh, 48 Lamphere Road, and Neirmeyer, 62 Lamphere Road, were provided and read.

The Hearing was closed at 7:21pm.

**III. CONSIDERATION OF PUBLIC HEARING(S)**

- III.1. ZBA#18-03- 53 Lamphere Road; Gallup Residence Addition – Peter J. Springsteel, LLC – Applicant; Keith & Kay Gallup – Owners

MOTION: To approve the variance as requested.

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

Moved by: Russotto, Scott		Seconded by: Manning, Tom		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			

Richard Fitzgerald	X			
Scott Russotto	X			
William Mencer				

IV. CORRESPONDENCE

V. APPROVAL OF MINUTES

V.1. June 13, 2018

MOTION: To approve the minutes of June 13, 2018 as written.

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

Moved by: Russotto, Scott		Seconded by: Fitzgerald, Richard		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Richard Fitzgerald	X			
Scott Russotto	X			
William Mencer				

VI. OLD BUSINESS

VII. NEW BUSINESS

VII.a New Applications

VII.2 ZBA18-04 - 255 Route 12 Commercial Redevelopment, 255 Route 12

VII.3 ZBA18-05 - McDermott Garage, 328 Noank Road

VII.4 ZBA18-06 - Brinner Detached Garage, 125 Candlewood Road

Staff went over the three new variance applications. The hearing date for all three is set for August 22, 2018.

VIII. REPORT OF STAFF

IX. ADJOURNMENT

Meeting was adjourned at 7:25 p.m.

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

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Thomas Manning, Secretary  
Zoning Board of Appeals

Prepared by Kara Hovland  
Office Assistant II