

ZONING BOARD OF APPEALS  
MAY 25, 2006

The public hearing and meeting was called to order at 8:00 P.M. by the Chairman, Stuart Wood. Board members present were: Stuart Wood, Norman Gobelle, Dan Schies, Diane Quinn and Greg Daigle. Alternate present was: Jack Agosta. Alternates absent were: Guy Gibb and Richard Fiala.

The Legal Notice was read.

Jack Agosta sat as a regular member of the Board in place of Greg Daigle at the first public hearing held on April 27, 2006. Therefore, Greg Daigle stepped down as a regular member for Appeal No. 957 and Appeal No. 960 and Jack Agosta was designated to sit as a regular member for these two appeals.

Appeal No. 957 - CONTINUED FROM APRIL 27, 2006

Mary M. Pemick of 64 Sullivan Farm, New Milford, Ct. (Property Owner) and Gary Stopera of 11 Grandview Road, Moodus, Ct. (Appellant/Agent)

Gary Stopera was present for this hearing. The on-site inspection was held on Saturday, May 6, 2006 with the five Board members present. He is requesting a 19' Front Yard Setback Variance in order to construct the garage 6' from the front property line where 25' is required. There was no further discussion from the Board members.

There were no comments from the floor.

Norman Gobelle made a motion the Board close the public hearing of Appeal No. 957, Mary M. Pemick and Gary Stopera. Diane Quinn seconded the motion and carried unanimously.

Norman Gobelle made a motion the Board approve Appeal No. 957-Mary M. Pemick of 64 Sullivan Farm, New Milford, Ct. (Property Owner) and Gary Stopera of 11 Grandview Road, Moodus, Ct. (Appellant/Agent) request for a 19' Front Yard Setback Variance of Section 10.1.2 of the Zoning Regulations in order to construct a garage 6' from the front property line where 25' is required based upon the Board's findings that there were no complaints from the neighbors and it will not be detrimental to zoning of the area. Motion seconded by Jack Agosta and carried unanimously.

Said property is located on Grandview Road, Moodus Estates in the L&R District. Assessor's Map 66 Lot 100.

Appeal No. 960 - CONTINUED FROM APRIL 27, 2006

David Tutera & Ryan Jurica of 176 Tater Hill Road, East Haddam

Neither David Tutera nor Ryan Jurica were present for the continued public hearing. Ryan Jurica stated at the previous public hearing he did not think it would be possible for him nor David Tutera to be present at the next public hearing. The on-site inspection was held on Saturday, May 6, 2006 with all five Board members present. There was a

discussion amongst the Board members about the situation.

There were no comments from the floor.

Diane Quinn made a motion the Board close the public hearing of Appeal No. 960 - David Tutera & Ryan Jurica of 176 Tater Hill Road. Motion seconded by Dan Schies. Motion carried unanimously.

Diane Quinn made a motion the Board approve Appeal No. 960-David Tutera & Ryan Jurica of 176 Tater Hill Road, request for a Front Yard Setback Variance of 15' of Section 10.1 of the Zoning Regulations in order to construct a three car barn type garage 25' from the front property line where the Zoning Regulations require a 40' setback based upon the Board's findings that this will be the most feasible location to place the garage, this will not increase the non-conformity because the house is located back from the front property line the same distance and this is in keeping with the character of the neighborhood and the property owners across the street who wrote to the Board do not live on site and the neighbors that do live in the neighborhood had no complaints. After having the on-site inspection, the Board members did not find any other feasible place to move the garage to. Dan Schies seconded the motion and carried unanimously.

Said property is located on Tater Hill Road in the R-2 District. Assessor's Map 22 Lot 31.

At this time, Greg Daigle resumed his place as a regular member of the Board and Jack Agosta stepped down and resumed his position as an alternate member of the Board.

Appeal No. 962 - Barry Griffing of 8 Farmington Ridge Drive, Farmington

Barry Griffing was present and presented his case to the Board. He submitted a site plan which is a survey of his property indicating the perimeter of his lot, location of the existing dwelling, location of the septic system, well, driveway and location of the proposed deck he would like to construct onto the rear, side and front of his dwelling. The deck will be 19' from the front property line, therefore, he is requesting a 6' Front Yard Setback Variance. Zoning requires a 25' setback. The side and rear distances meet Zoning setbacks.. Right now he has a deck to the rear of the house and he wants to extend it along the side and to the front of the house. The deck will not extend out any further to the front property line then the stoop that is there now. The lot is ½ acre in size. All the adjoining property owners all have decks to the front of their dwelling. This deck will connect to the rear deck and make it all one level to make it easier to go from deck to deck. It will be an open deck, 4' wide and will improve the aesthetics of the dwelling The house was built in 1943.

The adjoining property owner, Jason Griffing, stated he has no objections to the Board granting the Variance.

He submitted the certified mail receipts indicating he sent letters to the adjoining property owners and the letters were received.

Greg Daigle made a motion the Board close the public hearing of Appeal No. 962, Barry Griffing. Motion seconded by Diane Quinn and carried unanimously.

Norman Gobelle made a motion the Board approve Appeal No. 962, Barry Griffing of 8 Farmington Ridge Drive, Farmington, request for a 6' Front Yard Setback Variance of Section 10.1 of the Zoning Regulations in order to construct a deck 19' from the front property line where 25' is required based upon the Board's findings that the deck will not be any further out towards the road than the stoop that is there now, it will not increase the non-conformity then what exists now and none of the neighbors complained. Due to the layout of the house and existing deck, this is the most feasible place to put the deck Diane Quinn seconded the motion and carried unanimously.

Said property is located on Wildwood Road in the L&R District. Assessor's Map 80 Lot 259.

#### Minutes

Diane Quinn made a motion the Board approve the minutes of April 27, 2006 as printed. Motion seconded by Dan Schies and carried unanimously.

Diane Quinn made a motion, seconded by Norman Gobelle, the meeting be adjourned. Motion carried unanimously. The meeting adjourned at 8:45 P.M..

Respectfully submitted,

Stuart Wood, Chairman  
Zoning Board of Appeals

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