

Draft

**THE CITY OF GROTON
ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, JANUARY 24, 2006**

**MUNICIPAL BUILDING
COUNCIL CHAMBERS
7:30 PM**

I. ROLL CALL

Present: D. Rugh, Chairman; E. Gergen; B. Frucht (alternate),
J. Zeppieri; K. Harkins
Absent: R. Walker
Also Present: C. Smith, Zoning Official; Attorney Tom Collier

II. APPROVAL OF MINUTES

Zoning Board of Appeals minutes of September 27, 2005.
Motion: J. Zeppieri
Second: K. Harkins
Decision: Unanimous

III. PUBLIC HEARING

1. ZBA Application #450, applicant Anthony Weston for University of CT at Avery Point, property located at 1084 Shennecossett Road, Groton, seeks a variance to allow a sign that was improperly placed on City property and is larger than the size allowed, to remain as is, as identified in Section 4.42 (3) of the Zoning Regulations. The property is located in the ROS Recreation Open Space Zone and identified as PIN #168708870777.

Exhibits presented:

- | | |
|------------------------|--|
| 1. Agenda | 9. Review from Fire Dept |
| 2. Notice of Hearing | 10. Review from Parks & Rec |
| 3. Application | 11. Photos of site |
| 4. Certified Mailing | 12. Memo from Tom Collier, City Attorney (see A. below for letter description) |
| 5. Day Ads | 13. Hand drawn sketch from C. Smith |
| 6. Plot Plan | 14. Ordinance concerning licenses to be issued by.... |
| 7. P&Z Review sheet | |
| 7. Review from Highway | |
| 8. Review from Police | |

Exhibit 13—A. Memo from Tom Collier, City Attorney – Mr. Weston, rep. for Avery Point, would like sign to remain.

What is the hardship issue – Dwayne asked.

Mr. Collier to Mr. Weston – your application states that sign remains as is.

Mr. Weston has letter from Mayor Popp.

C. Smith – could be a conflict – his wife works for UCONN.

Mayor Popp granted the license to existing signs.

2. ZBA Application #451, applicant Joseph Coleman for St. John’s Christian Church, property located at 346 Shennecossett Road, Groton, seeks a variance to allow the reduction of required parking spaces by 6, as identified in Section 4.35 (a) of the Zoning Regulations. The property is located in the RM Multi-Family Residence Zone and identified as PIN #168816739207E.

Representatives for Application #451 were not present for meeting.

3. ZBA Application #452, applicant Steven Biekert, property located at 41 Hamilton Avenue, Groton, seeks a variance to allow the conversion of this commercial/residential building to all residential, as described in Section 3.22 (L) of the Zoning Regulations. The property is located in the GC General Commercial Zone and identified as PIN #168806486355.

Exhibits presented:

- | | |
|-------------------------------|---|
| 1. Agenda | 11. Letter from C. Smith to secretary |
| 2. Notice of Hearing | 12. Sub section of zoning regs |
| 3. Original application | 13. Memo from Mr. Izzo |
| 4. Certified Mailing | 14. Picture of house in question |
| 5. Letter to The Day | 15. Copy of May 24, 1988, applicant #258. |
| 6. Review sheet – Hwy Dept | 16. Letter to C. Smith from F. Eppinger |
| 7. Review sheet – P&Z Dept | 17. Minutes of May 24, 1988 meeting |
| 8. Review sheet – Police Dept | 18. Memo to ZBA from P&Z officer |
| 9. Review sheet – Fire Dept | Debra Jenkins |
| 10. Review sheet – P&R Dept | |

Mr. Biekert adds that the office had been vacant for years.

ZBA Application #450 – 1084 Shennecossett Road

Motion to deny

Motion: E. Gergen

Second: B. Frucht

Approve: K. Harkins, D. Rugh, J. Zeppieri

Decision: Application denied.

ZBA application #451 – 346 Shennecossett Road

Motion to be tabled until next meeting

Motion: K. Harkins

Second: J. Zeppieri – table until next month and applicant has to pay for any additional fees.

Decision: Unanimous

ZBA Application #452 – 41 Hamilton Avenue

Motion to approve

Motion: J. Zeppieri

Second: B. Frucht

Decision: Unanimous; all in favor

Reason: No viable or reasonable use of this property.

IV. OTHER BUSINESS

NONE

V. ADJOURNMENT

Meeting adjourned at 9:25 p.m.

Motion: K. Harkins

Second: J. Zeppieri

Decision: Unanimous

Dwaine Rugh, Chairperson