Draft

THE CITY OF GROTON
ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, APRIL 25, 2006

MUNICIPAL BUILDING
COUNCIL CHAMBERS
7:30 PM

I. ROLL CALL

Present: D. Rugh, Chairman; K. Harkins; E. Gergen; B. Frucht; R. Walker; J. Zeppieri
Absent: C. Casey, alternate

Also Present: Carlton Smith, Zoning Official

APPROVAL OF MINUTES

Zoning Board of Appeals minutes of February 28, 2005
Motion: R. Walker
Second: B. Frucht
Decision: Unanimous

II. PUBLIC HEARING

1. ZBA Application #453, 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 5, as identified in Section 4.35 (e) of the Zoning Regulations. The property is located in the RM Multi-Family Residence Zone and identified as PIN #168816739207E.

Exhibits presented:

1. Notice of Hearing	6. Letter from Planning	11. Parks & Rec Review
2. Agenda	7. P&Z Review	12. Police Dept Review
3. Application	8. Planning Review	13.
4. Certified Mail	9. Highway Review	14.
5. Day publication	10. Fire Dept Review	15.

Discussion:

Bill Hadley speaking for Reverend Coleman
- Seating capacity of 300

Rev. Coleman – Pastor of church

- Allows community to use it for free
- More people to come to church
- City of Groton Child & Family services uses it
- Mayor gave approval for some cars to be on Liberty Street on Sundays

Hardship is: on rare occasions there are more people than parking spaces. 5 parking spots do not create a hazard.

Exceptional difficulty & unusual hardship exists to be lack of additional real estate that would allow more parking spaces.

Motion to approve ZBA Application #453

Motion: J. Zeppieri
Second: R. Walker
Decision: Unanimous

III. OTHER BUSINESS

IV. ADJOURNMENT

Motion to adjourn: R. Walker
Seconded by: J. Zeppieri
Meeting adjourned at 8:25 p.m.

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Dwaine Rugh, Chairperson