

**THE CITY OF GROTON  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
TUESDAY, JANUARY 23, 2007**

**DRAFT**

**MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
7:30 P.M.**

**I. ROLL CALL**

Present: D. Rugh, Chairman, and E. Gergen  
Alternate: B. Frucht, Alternate, Susan Bennett, Alternate, and K. Harkins,  
Alternate  
Also Present: C. Smith, Zoning and Building Official  
Absent: R. Walker (excused absence), J. Zeppieri  
  
Call to order: 7:30 p.m.

**II. APPROVAL OF MINUTES**

Zoning Board of Appeals Meeting Minutes of October 24, 2006.

Motion: K. Harkins  
Second: B. Frucht  
Decision: Unanimous

**III. PUBLIC HEARING**

ZBA Application # 461, Applicant Robert Rogers, Jr., property located at 258 Shore Avenue, Groton, seeks a variance for relief from the requirement of the City of Groton Zoning Regulations; Section 2.35a; "front yard minimum requirements" and Section 2.36; "lot coverage". The property is located in the R-5.1 Zone and identified as PIN # 168707680673.

**Exhibits presented:**

1. Agenda
2. Notice of Hearing
3. Application
4. Certified Mailings
5. The Day publications
6. Memo to B. Goodrich
7. Memo to Planning and Zoning, Dave Rose, Chairman
8. Review Sheet- Water Department
9. Review Sheet- Police Department
10. Review Sheet- Parks & Recreation Department
11. Review Sheet- Fire Department
12. Plot Plan
13. Current sketch of house
14. Proposed sketch of house

**Discussion:** Robert Rogers, Jr., Applicant- Doing extensive renovations on house, changing stairs from side of house to front of house.

Motion: E. Gergen to approve ZBA Application #461  
Seconded: B. Frucht  
Decision: Unanimous

- Bringing the non-conforming use into better compliance. House pre-dates past Zoning Laws.

**PUBLIC HEARING CLOSED AT 7:45 p.m.**

#### **IV. OLD BUSINESS**

From October 24, 2006, meeting, Application # 459, Joseph Luzzi, Applicant, Board was under the assumption that the center parking lot was 37.

J. Mereen Engineering & Land Survey, Gerwick & Mereen, LLC- It's supposed to be 39 Hamilton Avenue.

**Motion** made by B. Frucht to revise our approval of Application #459 as follows:

#### **TWO (2) CONDITIONS AS FOLLOWS:**

1. Applicant will enter into a covenant as required by The City of Groton, Zoning Regulations, Section 4.34, which shall be recorded in the office of the Town Clerk, binding such owner, his/her heirs and assigns to maintain the required number of parking spaces for the duration of the use served. In addition, applicant shall maintain a right-of-way from 37 and 39 Hamilton Avenue to 2 Eastern Point Road to access the off-site parking at 39 Hamilton Avenue.
2. Applicant shall require any lease for said apartments to include the requirement that parking is off-site at 39 Hamilton Avenue. A copy of the lease shall be filed with the Building Official and Town Clerk.

**Motion:** B. Frucht  
**Seconded:** K. Harkins  
**Decision:** Unanimous

#### **V. ADJOURNMENT**

Motion to adjourn: B. Frucht  
Seconded by: K. Harkins  
Decision: Unanimous

Meeting adjourned at 8:28 p.m.

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Secretary