

**THE CITY OF GROTON
ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, OCTOBER 27, 2009**

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

I. ROLL CALL

Present: D. Rugh; Chairman, R. Walker, J. Zeppieri, E. Gergen
Alternate: S. Bennett, B. Frucht
Also Present: C. Smith; Zoning and Building Official
Absent: K. Harkins

Call to order: 7:40 p.m.

II. APPROVAL OF MINUTES

*Zoning Board of Appeals Meeting Minutes of the July 28, 2009, meeting.

Motion: R. Walker
Second: B. Frucht
Decision: Unanimous

III. PUBLIC HEARING

1. ZBA Application #472, Applicant; LEARN, property owner: Town of Groton, property located at: 130 Shennecossett Road, seeks a Variance from the requirements Section: 4.23-seeking to increase the exception's aggregate area from 10% to 12% of the roof area. The property is located in the R-5.2 Zone and identified as PIN #168815645307.

Exhibits presented:

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|------------------------|----------------------------------|-----|
| 1. Agenda | 8. Memo to ZBA from P&Z | 15. |
| 2. Notice of Hearing | Chair; D. Rose | 16. |
| 3. Application | 9. Dept. Head Review-Police | 17. |
| 4. Mail Legal Notice | 10. Dept. Head Review-Parks & | 18. |
| 5. Day Publication | Recreation | 19. |
| 10/13 & 10/20, 2009 | 11. Dept. Head Review-Fire | 20. |
| 6. Memo to B. Goodrich | Department | 21. |
| 7. Letter to C .Smith | 12. Dept. Head Review-Planning | 22. |
| from Project Manager | 13. Dept. Head Review- Utilities | |
| | Dept. | |
| | 14. | |

Discussion:

B. Kellogg; J.C.J, J. Elliot, D. Marvin, from LEARN Marine Science Magnet School same location as Eastern Point School, 250 students, tanks and funding from State of CT.

D. Marvin; Project LEARN: Public entity, non-profit less than 1% of budget. Funding from grants, 11 members from Board of Education from 24 towns are on Board, will be available to residents.

J. Elliot; J.C.J, West Hartford: 4.23a, height, 10% to 12% hardship? Only the sky lights are shown over the limit.

C. Smith; Zoning and Building Official: Addressed the Commission with regard to the question as to the extreme low to high, and what is the extreme high?

J. Zeppieri: Extreme low to high- what is the extreme high?

B. Kellogg; J.C.J, West Hartford: 20' 0" from grade to top of structure, on right side as you face the building, the other side 41' 7"- 50' 11" to roof line but structure will continue up to 50' 11" at highest point. Cost to eliminate sky light? n/a.

IV. PUBLIC HEARING

2. **ZBA Application #473**, Applicant; LEARN, property owner: Town of Groton, property located at: 130 Shennecossett Road, seeks a Variance from the requirements Section: 4.38h- to allow parking in the front yard. The property is located in the R-5.2 Zone and identified as PIN #168815645307.

Exhibits presented:

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| 1. agenda | 7. Letter from Eng. Co. to C. Smith | 14. Plot Plan |
| 2. Notice of Hearing | 8. Dept. Head Review- Fire Dept. | 15. |
| 3. Application | 9. Dept. Head Review- Police | 16. |
| 4. Certificate of Mailing | 10. Memo to B. Goodrich | 17. |
| 5. Day Publications 10/13 & 10/20, 2009 | 11. Dept. Head Review- Planning | 18. |
| 6. Memo- D. Rose | 12. Dept. Head Review- Utilities Dept. | 19. |
| | 13. Small prints of elevation of parking lot | 20. |
| | | 21. |

Discussion:

P. Vitaliano; Project Manager, asked for waiver- Variance 4.38h, 80 parking spaces total, 28 parking garage.

B. Kellogg-cannot use Pfizer parking lot. 10 buses for students.

J. Elliot- hardship for parking in front yard. 3rd hardship large grade change. Parking would be to close and residential area and leave playing fields alone.

B. Kellogg- glass, masonry-insulated metal panel

D. Marvin- have leeway in students, 60 students per grade, students are being transported to school.

C. Shaffer- driveway comes out on Cutler, has concern, resident proposed quick fix for client from Cutler

PUBLIC HEARINGS FOR #472 & #473 CLOSED AT 9:10 p.m.

#472-

Motion: Ellie Gergen – To approve application #472 with conditions for so long as property remains a school.

Second: R. Walker

Approve: B. Frucht, R. Walker, E. Gergen, D. Rugh

Disapprove: J. Zeppieri

#473 Parking –Section 4.38a-

Motion: R. Walker- to approve application #473

Second: B. Frucht

Approve: B. Frucht, R. Walker, E. Gergen, D. Rugh

Disapprove: J. Zeppieri

V. OTHER BUSINESS

VI. ADJOURNMENT

Motion to adjourn: R. Walker

Seconded: B. Frucht

Decision: Unanimous

Meeting adjourned at 9:30 p.m.

Secretary