

**THE CITY OF GROTON  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
TUESDAY, DECEMBER 22, 2009**

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

**I. ROLL CALL**

Present: D. Rugh, R. Walker, S. Bennett, J. Zeppieri, B. Frucht (acting Secretary)  
Also Present: C. Smith; Zoning and Building Official  
Absent: Gergen (excused), Harding

**Call to order: 7:40 p.m.**

**II. APPROVAL OF MINUTES**

\*Zoning Board of Appeals Meeting Minutes of the October 27, 2009, meeting.

Motion: to approve with corrections (on 2<sup>nd</sup> page, 14 to correct number)-  
R. Walker  
Second: B. Frucht  
Decision:

**III. PUBLIC HEARING**

**1. ZBA Application #474**, Applicant; Alan Shelton, property located at: 35 Riverview Avenue, seeks a Variance from the requirements Section: 2.35.b (side yards) and Section: 2.36.b (lot coverage) is seeking relief from 25% total side yard requirement, is seeking to exceed lot coverage by 3.8% (total 28.80%). The property is located in the R- 5.1 Zone and identified as PIN #168914447742.

**Exhibits presented:**

- |   |   |     |
|---|---|-----|
| 1. Agenda   | 8. Dept. Head Review-Police             | 15. |
| 2. Notice of Hearing                                      | 9. Dept. Head Review-Parks & Recreation | 16. |
| 3. Application  | 10. Dept. Head Review-Utility Water     | 17. |
| 4. Mail Legal Notice                                      | 11. Dept. Head Review-Utility Electric  | 18. |
| 5. Day Publication<br>12/08 & 12/15, 2009                 | 12. Dept. Head Review-Highway           | 19. |
| 6. Memo to B. Goodrich                                    | 13. Dept. Head Review- Fire Dept.       | 20. |
| 7. Memo from P&Z<br>dated 12/17/09;<br>unfavorable review | 14. Plan                                | 21. |
|   |   | 22. |

**Open meeting closed at 8:20 p.m.**

**Discussion:**

Approved- hardship with ailing wife

**Motion:** to approve with condition side yard 4' pinned-by surveyor no overhanging roof lines into side yard – J. Zeppieri

**Second:** R. Walker

**Approve:**

**Disapprove:**

**V. OTHER BUSINESS**

**VI. ADJOURNMENT**

Motion to adjourn: B. Frucht

Second: J. Zeppieri

Decision:

**Meeting adjourned at 8:25 p.m.**

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Secretary