



Wednesday, January 27, 2026 | 7:00 PM

Zoning Board of Appeals

Chair David Hale, William Blaisdell, Gretchen Gauthier, Lauren Nichols, and Scott Ritter

Chairman Hale opened the meeting at 7:30PM.

I. ROLL CALL:

Present: Chair David Hale, William Blaisdell, Gretchen Gauthier, and Scott Ritter were in attendance. Also present for the City of Groton was City Planner Leslie Creane who joined the meeting by Zoom.

Absent: Lauren Nichols

City of Groton attorney.

A quorum was present.

II. APPROVAL OF MINUTES

Approval of the minutes from December 27, 2023 meeting.

Motion to approve the minutes as submitted was made by Board member Blaisdell and seconded by member Scott Ritter. No changes were made. The minutes were approved unanimously by voice vote, 4-0-0.

III. PUBLIC HEARING

Application #_____, 15 Round Hill Road, Groton, CT 06340. Michael and Dani Baycura applicants (PID 168819519674): Relief from Zoning Regulation 3.4C, R-51 maximum building coverage where the 25% coverage limit. Applicant is asking the coverage be increased to 33% coverage due to land hardship.

- a. Chairman Hale and member Gauthier stated they did not know anyone involved with this application except for Dani Baycura and only as the City Clerk. This would not affect their handling of this application nor their decision.
- b. Michael and Dani Baycura presented GIS maps and data showing the corner lot at 15 Round Hill Road had an usually large right of way claimed by the City of Groton at both the front (10.7feet) and side yard (18.4 feet) along Country Club Road. Similar corner lots in the neighborhood were not so grossly encumbered with City right of ways being from 3-11 feet wide. The 18.4 foot X 10.7 foot taking of the land by right of way at 15 Round Hill Road has created a land use hardship at the lot, limiting dwelling expansion. If the right of way was similar to other corner lots in the neighborhood, no variance would be needed.
- c. Neighbors were notified in accordance with the application process. No neighbor has come forward against the application. Dani Baycura presented a letter from Richard Garrish and Natasha Wessner, 16 Round Hill Road in



support of the granting of the variance. He also spoke to the board in favor of the application as being "...totally in favor" of the plans. Karen Marsocci-Adams, 48 Shennecossett Pkwy. also spoke in favor of the application, citing that the upgrade of the existing home would benefit the neighborhood.

- d. Board member Blaisdell asked if the dwelling expansion would encroach into the City's right of way at either side or front line. Dani Baycura assured the board that the new 700 sq. ft addition would not.
- e. Board member Gauthier asked if there was any plans to remove the 80 sq. ft outbuilding currently on the lot in order to reduce the lot coverage. Dani Baycura said there as not.
- f. Board member Gauthier questioned if the board would be setting a precedence if we granted this application since no other residence in the neighborhood exceeds the 25% coverage regulation.
- g. City Planner Creane assured the Board that the we would not be setting a precedence since each new applicant would have to show land hardship in turn.
- h. After no further discussion, Chairman Hale closed the public meeting. With no discussion, the hearing was closed by unanimous voice vote, 4-0-0.

IV. OLD BUSINESS

There was no old business before the committee.

V. NEW BUSINESS

- a. Application # _____ review: Chairman Hale call for further discussion of the application. Hearing none, Hale called for a motion. Board member Gauthier made a motion to grant the application # _____ to allow 33% lot coverage at 15 Round Hill Road, Groton, CT, where only 25% lot coverage is allowed because of the land hardship imposed on the lot by the excessive right of ways of 10.7 feet at the front and 18.4 feet on the side of the lot. Board member Blaisdell seconded the motion. Chairman Hale called for discussion of the motion and hearing none, called for a vote. 4 yes – 0 no – 0 abstentions. The application was approved.
- b. With the passing of Archie Swindell, Chairman Hale nominated William Blaisdell to be Vice Chair and to take over the duties of the chairman if board member Hale could not fulfill his role as chairman. Board member Ritter seconded the nomination. Chairman Hale called for a vote on the nomination. 4 yes – 0 no – 0 abstentions.

VI. EXECUTIVE SESSION

(none)

VII. ADJOURNMENT

Having no further business before the Board, Chairman Hale called for a motion to adjourn. William Blaisdell motioned to adjourn, seconded by Scott Ritter. No further discussion was made. Motion to adjourn was approved unanimously, 4-0-0 at 8:05PM.

Respectfully submitted,
Gretchen Gauthier, ZBA Secretary.