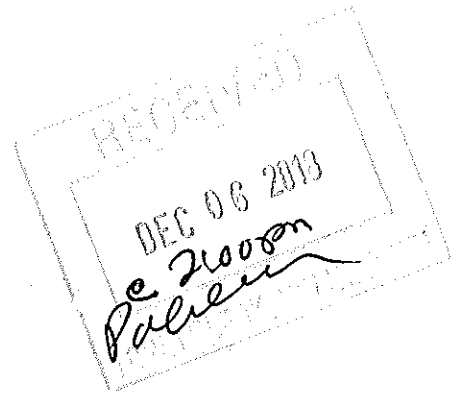


Zoning Board of Appeals
August 6, 2018



The meeting was called to order at 7:00.

The Pledge of Allegiance was recited.

In attendance: W. Gauthier, A. Ivanick, K. Anderson, C. Sadowski (alt) and J. Gauthier (alt)

Determination of Quorum: There was a quorum with the two alternates as voting members.

Communications: A letter from Home Builders Association regarding PA 18-132.

Acceptance of Minutes: October 2, 2017 — A MOTION was made (Ivanick, W. Gauthier) to accept the minutes as presented; ALL IN FAVOR.

New Business: Appeal #386: Glenn G. Heavens, 12 Beach View Road Ext., Voluntown, CT 06384 for relief from Section 6.5, south side yard 25' to 10' and north side yard 25' to 23.4'. Hardship is claimed as existing lot.

Mr. Heavens was present. He requested a variance because he needs more space. Two lots were recently combined into one. A structure on one of the lots was a cottage; it is now used for storage. That building will be torn down.

Mr. Ivanick asked if there were any objections from neighbors; none.

That side of the house is farther away than the current building. Pictures were available (Exhibits A and B). Road behind is not a town road.

Mrs. Anderson asked if there were other houses on the road. There are ten to fifteen but can't be seen.

Mr. Ivanick said he didn't have an issue with it. Things are already close in that area. It would be farther from the property line than existing building.

Mrs. Gauthier asked if the garage would be taller than other buildings; no.

Mrs. Sadowski asked where the driveway was; it was pointed out.

An old well and septic system will be filled in.

A MOTION was made (Ivanick, Anderson) to move into deliberations; ALL IN FAVOR.

Mrs. Gauthier said a garage was not a house and she didn't have an issue with it.

Mr. Gauthier said it would be one less house and he didn't have a problem with it.

Mr. Ivanick, Mrs. Sadowski and Mrs. Anderson didn't see any problems.

A MOTION was made (Ivanick, Anderson) to move out of deliberations; ALL IN FAVOR.

A MOTION was made (Ivanick, J. Gauthier) to approve the variance.

W. Gauthier Yes Don't see a problem.
J. Gauthier Yes No problem.
A. Ivanick Yes It is an improvement to the neighborhood and one less septic system
C. Sadowski Yes It looks fine with setbacks from where it was.
K. Anderson Yes It is an improvement to the area.

THE APPEAL WAS APPROVED.

Appeal #387: Susan and Reginald Swabby, 17 Rachel Lane, Voluntown, CT 06384 for relief from Sections 8.10.4 and 8.10.5 to subdivide a ten-acre (10) lot at 746 Pendleton Hill Road into two (2) five-acre (5) lots. No hardship is claimed.

Mr. and Mrs. Swabby were present.

The land was inherited. The former owner tried to get three lots in the past but was denied. The Swabbys want to get two lots so their sons can build. Minutes of the former appeal were available. (Exhibit A) There would be a long driveway and an easement. Mrs. Swabby thought it would be a sympathy hardship.

Mrs. Gauthier asked about the front of the property. It is on Route 49 South, Pendleton Hill Road, and abuts Rachel Lane.

Mr. Ivanick noted that every lot on Rachel Lane is smaller than what was being requested.

The lots have been perk tested.

Mrs. Sadowski asked if they would be considered back lots. There isn't enough road frontage so there can't be two driveways. There is a long rocky road on the other side.

Mr. Ivanick said that he has a shared driveway and the deeds state that expenses and responsibilities of the shared driveway will be shared by both property owners. He recommended the same in this case.

A MOTION was made (Ivanick, Sadowski) to go into deliberations; ALL IN FAVOR.

Mr. Ivanick had no issue because it wasn't the same as in the past. He thought the expenses and responsibilities of the shared driveway should be included in the deeds.

Mrs. Gauthier agreed with Mr. Ivanick.

Mrs. Anderson thought that shared expenses and responsibilities would make getting along with your neighbor necessary. She had no objection.

Mrs. Sadowski said it was serving the residents if it was in the minutes that they will be rear lots.

A MOTION was made (Anderson, Ivanick) to move out of deliberations; ALL IN FAVOR.

A MOTION was made (Ivanick, Anderson) to approve the variance with the deeds showing that expenses and responsibilities for the shared driveway be shared.

K. Anderson Yes It improves the properties.

- W. Gauthier Yes Don't see an issue with the driveway. Make two lots rather than three.
- J. Gauthier Yes Five-acre lots and access are fine.
- A. Ivanick Yes No issue with deeds showing shared expenses and responsibilities for shared driveway.
- C. Sadowski Yes They will be able to use the property properly.

THE APPEAL WAS APPROVED.

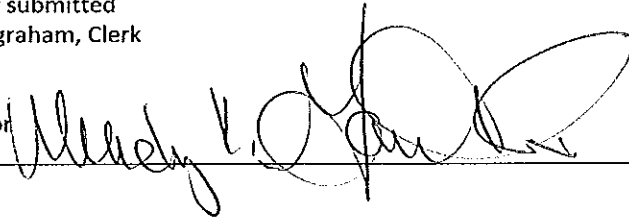
Appellants were advised that there would be a legal notice in the newspaper by the end of the week. After fifteen days, they could return to the Zoning Enforcement Officer to get a building permit.

Old Business: None

The meeting adjourned at 7:41 on A MOTION (Gauthier, Ivanick); ALL IN FAVOR.

Respectfully submitted
Diana M. Ingraham, Clerk

Approved for
Distribution



Date

12/3/18