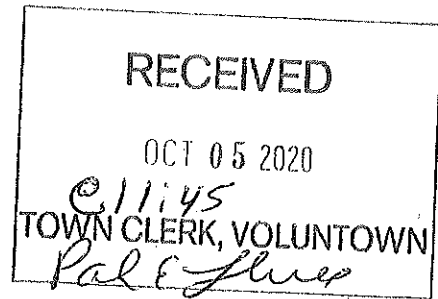


Zoning Board of Appeals  
December 3, 2018



The meeting was called to order at 7:00.

The Pledge of Allegiance was recited.

In attendance: W. Gauthier, K. Anderson, A. Ivanick, E. Grenier. Alternate C. Sadowski would be the fifth member. J. Gauthier was also present as an alternate.

Determination of Quorum: There was a quorum with five members.

Communications: None

Acceptance of Minutes: August 6, 2018 accepted as presented.

New Business: Appeal #388, Andrew Kausch, of 34 Suzanne Lane, Brooklyn, CT 06234 for property at 15 Beach View Road Ext., Voluntown, CT 06384 for relief from Section 6.5, side yard 25' to 9.49'. Hardship is claimed as addition to be built on existing foundation and easterly house corner is 8.3' of the property line.

Mr. Kausch was present along with his representative Paul Archer.

Pictures were available. Mr. Harper said there is an existing foundation. Mr. Kausch wants to extend the house onto the existing foundation. Building official said a variance was needed. It would not encroach any more than what is already there and not increase the nonconformity.

Mr. Grenier asked how the existing foundation had been there. It was thought between fifteen and twenty years. Town Hall records had been lost.

Mr. Ivanick said it is an existing foundation and doesn't change anything on the property.

Mrs. Gauthier asked if there was a letter from the Health Inspector. There wasn't a letter because nothing was changing.

Mr. Grenier asked if there was any input from neighbors. There will be no obstruction.

Pictures show that there was an intent to have a structure on the foundation.

Mr. Ivanick said there was probably a permit. Mr. Grenier asked if a building permit had been denied. That wasn't known for the past.

Mrs. Sadowski asked if there would be a bedroom. One existing bedroom will be taken out and a hall created to another bedroom. There will be no change in the number of bedrooms. There are two septic systems.

Mrs. Sadowski asked what was the size of the lot. The lot is .88 acres and oddly shaped.

Mrs. Gauthier was concerned with the hardship. Everything is existing as is and he is trying to adapt to what there is now.

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

Mr. Ivanick said it was an existing foundation and he didn't see a problem.

Mr. Grenier said it would only be obstructing its own view. He didn't see a problem. All concrete has been done.

Mrs. Anderson said the foundation is already there.

Mr. Sadowski said the foundation is part of the house.

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

Gauthier : Yes Don't see an issue with the foundation already there.

Anderson Yes The foundation is there and will improve the lot.

Sadowski Yes The foundation is there.

Ivanick Yes There are no setbacks or changes.

Grenier Yes It is not changing the footprint of the existing building.

THE APPEAL WAS APPROVED.

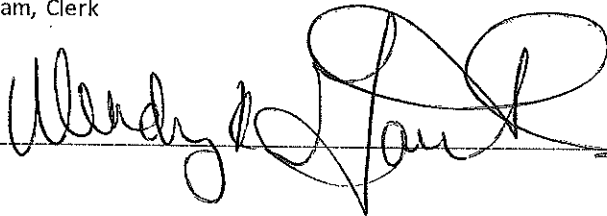
The appellant was advised that a legal notice would be in the Bulletin and after fifteen days he would receive notification from the Town Clerk and could then continue the permit process.

Old Business: None

The meeting adjourned at 7:17 (Ivanick, Grenier).

Respectfully submitted  
Diana M. Ingraham, Clerk

Approved for  
Distribution



Date 10/1/2020