

Zoning Board of Appeals

Minutes

July 17, 2012

The following members were present: Grohs, Rayner, Judd, Gamerdinger, Ackerman, Alt. Scharr, Atty: David Royston The Board on motion by Gamerdinger, seconded by Ackerman the minutes of June 19, 2012 were approved.

12.3 The case that was heard on June 19, and continued to July 17, 2012 was reopened by the chairman.

He called upon Atty. Royston to explain to the Board why Regulation 7A.8.11.M.D. could now be varied by the Board

Further testimony in favor of the variance was given by Atty. John Bennet who explained the history of the ownership and previous plans to build an addition to the property. Dick Smith the First Selectman of Deep River, gave history of purchase by Galeotti and allowance for addition under the old regulations. Peter Lewis spoke in favor of the type of business now being conducted. Engineer Frank Magnotta discussed the wetlands issue and drainage as it affects the property. Owner Ray Galeotti spoke about his needs for storage and how the addition would meet that need.

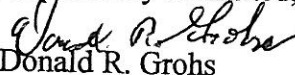
Speaking against the proposal was Elizabeth Mc Lean who was concerned about the wetlands. The chairman read two letters. First, Carol Mozzochi Burdick, 128 Union St., who was unhappy about the church building next door that had an addition built and resulted in water drainage onto her property. Would the proposed addition to be built result in further water problems? The second letter, although addressed to the P&Z Commission, was read in its entirety from Prisilla Lerner of 15 Grove St. Her concerns were entered into the record, and would best be taken up with P&Z.

After questions by the Board members were addressed, on motion by Gamerdinger and seconded by Rayner the Board voted unanimously to grant the variance of 5500 square feet so that an 8000 square foot addition could be built. Variance of 7A.8.11.M.D. regulations

The following reasons were given:

1. The property was a legally non conforming use.
2. The addition in its early formation did meet the requirements.
3. The addition is in conformity with existing structure and building plan as presented.
4. The approval is contingent upon P&Z approval of the site plan of building.

Meeting adjourned at 9:00 P.M.

Respectively submitted,

Donald R. Grohs
Chairman