

**Zoning Board of Appeals
Town Hall
Deep River, Connecticut 06417**

Minutes

Sept. 18, 2012

The following members were present: Grohs, Gamerdinger, Judd, Ackerman, Rayner Alt. Scharr, Atty: Royston
On motion by Ackerman seconded by Scharr the Aug. 21 minutes were approved.

The Board heard the following case.

12-5 Samuel and Deborah Shaw, Owners, 52 West Elm St. Deep River, Ct. appeal to build a 18 by 24 garage/
carriage house on property located on Lot N. 42 of Map No. 51, on the north side of West Elm St. , 300 feet from
the intersection of Union and West Elm St.. Variance of 5.5.6 side yard regulations.

On motion by Gamerdinger, seconded by Rayner the call was approved.

Sam Shaw presented the case on his own behalf. He said the building had to be placed where shown because of
rock ledge at the rear and side of proposed building. Also the building would be sensitive to the area.
No one spoke in opposition nor were there any letters submitted either pro or con.

On motion by Gamerdinger seconded by Ackerman the motion to approve a 10 foot side yard variance to 5.5.6
regulations was approved unanimously

The following reasons were given:

1. No additional property could be bought.
2. There were no opposing from abutting property owners.
3. The characteristics of the property precludes the addition to the property any where else.
4. The house and garage will remain in harmony with the neighborhood.

On motion by Judd seconded by Gamerdinger the reasons were adopted.

The Board then took up Item 1 to consider the act upon the request of George Bartlett to amend the Board
minutes of the Public Hearing of his Appeal No 12.2 heard on June 19, 2012 Donald Grohs recused himself and
Vice Chairman Pat Gamerdinger conducted the meeting on the Bartlett requests. At this point, Attorney Royston
handed out a letter from Attorney Wells, a copy of the minutes of the June 19, 2012 Public Hearing and Regular
Meeting deliberation session and Public Hearing transcript. The Board recessed in order to read the letter,
minutes and transcript.

The contention by Wells was that 7B9.3 was intended to be part of the case and had not been withdrawn.
Ackerman pointed out that the request was only for the frontage. On motion by Rayner, seconded by Scharr,
Action on Item 1 was tabled.

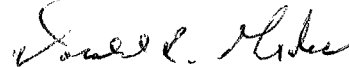
2. To consider and act upon the request of George Bartlett to amend the Board minutes of the Regular meeting
held on June 19, 2012 deciding his Appeal No 12.2. On motion by Gamerdinger, seconded by Scharr, the minutes
were amended to state that a 5 foot 3 inch variance be granted to the 150' property required under Section
5.6.5.only.

3. To take action as the Board may deem appropriate with respect to said Appeal No. 12.2 of George Bartlett
depending upon what action the Board may take on Items 1 and 2 above. On motion by Rayner, seconded by

Scharr, the minutes were amended to state that no action was taken by the Board on the request in the Bartlett Application for a Variance of Section 7B.9.3 of the Deep River Zoning regulations

Meeting adjourned at 9:30 p.m.

Respectively submitted,

A handwritten signature in cursive script, appearing to read "Donald R. Grohs".

Donald R. Grohs, Chairman and

Acting Clerk on Bartlett matters