

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

Minutes

February 21, 2017

The following members were present: Grohs, Judd, Ackerman, Rayner, Alt. Coulter Atty: Rutkowska
On motion by Rayner seconded by Judd the April 19,2016 minutes were approved.

The Board heard the following cases:

17-1 Palmer Morel-Samuels, Applicant, 210 Park St., Chelsea, MI, 48118 and Owner of No. 20 Elm St., L.L.C.
And

17-2 Rita Palmer Samuels Trust, No. 24 Member and Trustee, 210 Park St., Chelsea, MI, 48118 request a
Variance to Lots 28 and 29, Tax Map 57, Village Residential District to modify lot line between No. 20 and
No. 24 Elm St., 5.5.6 side yard setback and 5.5.1 gross lot area.

On motion by Ackerman, seconded by Judd the call was approved. The chair asked if anyone wished to recuse
himself. Hearing none, the above members heard the case.

Attorney Jane Marsh presented the case on behalf of the owner. She gave a detailed history of why the boundary
was in need of adjustment. A previous survey Completed in 1964, failed to be recorded properly and an addition
was constructed on No. 24. Now that the properties were being divided, the property line needed to be
legitimized.

No one else spoke on behalf of the applicant

No one else spoke against the proposal.

There was no correspondence received.

On motion by Judd, seconded by Ackerman, the cases 17-1 and 17-2 to vary the lot line as shown on the Lot
Line modification Plan Land of 20 Elm St., LLC and Land of the Rita Palmer Samuels Trust, 20 and 24 Elm St.,
Deep River, CT., dated December 9, 2016 and revised February 1, 2017 was unanimously approved.

On motion by Judd, seconded by Coulter approval was conditioned on said map being filed with the Deep River
Town Clerk.

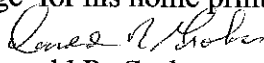
The following reasons were given:

1. There was no objection by any abutting property owner.
2. No additional land could be purchased.
3. The characteristics of the property precludes locating the property line anywhere else.
4. The variances will not substantially affect the comprehensive plan of zoning.

On motion by Rayner seconded by Coulter the reasons were adopted.

The Board approved the reelection of Don Grohs as Chairman and Jerry Ackerman as Vice Chairman
The Board gave the approval for the Chairman to buy one ink cartridge for his home printer.

Meeting adjourned at 8:10 p.m


Donald R. Grohs
Chairman.