

# ZONING BOARD OF APPEALS

Town of Clinton  
54 East Main Street  
Clinton, Connecticut 06413  
860-669-6133

## SECOND

Amended

Agenda

(As to ZBA 16-000)

Regular Monthly Meeting

Wednesday, January 20, 2016

7:30 P.M. – Green Room

### 1. Call to Order

2. **ZBA 15-011:** Lot 32, Groveway, Stephen Torrey: Request of Torrey for Clarification of Condition of Variance Granted for ZBA 15-011, Lot 32, Groveway, Torrey.

### 3. Public Hearings: For Each Application

- Presentation of application
- Public testimony
- Board comments
- Rebuttal
- Determination as to sufficient information to render a decision
- Continue or conclude public hearing

**A. ZBA 15-038 & CAM:** 7 Loop Road. Up Doc Ventures, LLC (Applicant & Owner). Application for Certificate of Variance of Sections 25.10.8 (Setbacks Other Than a Front or Rear Setback): 2 requests; Section 25.10.14 (Maximum Ground Coverage) and 27.2.1 (Expansion of a Non-conforming Structure) for an attached garage with living space above. Assessor's Map 70 Block 67 Lot 19. Zone: R-10. ***Extension Granted to January 20, 2016 To Close Public Hearing***

**B. ZBA 15-040:** 36 Killingworth Turnpike. Jeff Mastroianni (Applicant) Killingworth Turnpike, LLC (Owner). Application for Certificate of Variance of Section 24.1.32 to allow a restaurant/other food service establishment. Assessor's Map 42 Block 23 Lot 16. Zone: R-20. ***Last Day to Open Public Hearing: January 22, 2016***

**C. ZBA 16-000:** 93 Shore Road, Leibert Real Estate LP (Applicant & Owner). Application for Certificate of Variance of Section 25.10.8 (Setback other than a Front or Rear Setback), 25.10.14 (Maximum Ground Coverage) and 27.2.1 (Expansion of a Non-conforming Structure) for replacement and expansion of a storm-damaged sunroom. Assessor's Map 79 Block 72 Lot 81. Zone: R-10.

**D. ZBA 16-001:** 11 Nod Place. The Neri Corp. Application for Certificate of Variance of Section 25.11.6 (Front Setback) and 26.1.4(m)(1) (Screening for Outside Storage) to

allow contractor's outside storage of materials and equipment in the front setback. Assessor's Map 21 Block 7 Lot 2-3. Zone: I-2.

- E. ZBA 16-002 & CAM:** 19 Groveway, Robert & Darlene Goldenthal (Applicants & Owners). Application for Variance of Section 25.10.8 (Setback Other than a Front or Rear Setback) and 27.2.1 (Expansion of a Non-conforming structure) for a replacement residence. Assessor's Map 86 Block 72 Lot 137. Zone: R-10.

**4. Deliberations and Decisions on Variances & CAM Applications**

- **ZBA 15-038:** 7 Loop Road, Up Doc Ventures, LLC
- **ZBA 15-038 CAM:** 7 Loop Road, Up Doc Ventures, LLC
- **ZBA 15-040:** 36 Killingworth Turnpike, Mastroianni
- **ZBA 16-000:** 93 Shore Road, Liebert Real Estate LP
- **ZBA 16-001:** 11 Nod Place, The Neri Corp.
- **ZBA 16-002:** 19 Groveway, Goldenthal
- **ZBA 16-002 CAM:** 19 Groveway, Goldenthal

**5. Hearing: Appeal of Decision of Zoning Enforcement Officer Knapp**

- **ZBA 15-039:** 11 Nod Place, The Neri Corp. (Appellant). Appeal of Order to Discontinue Issued by Zoning Enforcement Officer Eric Knapp. The appellant will have the right to contest the validity of the zoning enforcement officer's action. Assessor's Map 21 Block 7 Lot 2-3. Zone: I-2 ***Stay granted to January 20, 2016***

**6. Deliberation & Decision on Appeal of Zoning Enforcement Officer Decision**

- **ZBA 15-039:** 11 Nod Place, The Neri Corp.

**7. ZBA Minutes**

- **December 9, 2015 Annual Meeting**
- **December 9, 2015 Regular Monthly Meeting**

**8. Old Business/New Business**

**8. Correspondence/Bills**

**9. Additions to Agenda:** February 17, 2016

**10. Chair's Comments**

**11. Adjournment**

cc: Town Clerk  
First Selectmen's Office  
Website