

ZONING BOARD OF APPEALS

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

AGENDA

Regular Monthly Meeting
Wednesday, February 17, 2016
7:30 P.M. – Green Room

1. Call to Order

2. 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 February 17, 2016 To Close Public Hearing***

B. 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. ***Continued from January 20, 2016. Last day to Close Public Hearing: February 24, 2016***

C. 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. ***Postponed from January 20, 2016. Last Day to Open Public Hearing: March 25, 2016***

D. ZBA 16-003: 83 West Shore Drive, Vaycheslav "Slavik" Foksha (Applicant & Owner). Application for Certificate of Variance of Sections 25.10.8 (Setback Other than a Front or Rear Setback): 2 Requests, for the construction of a new single-family residence, sanitary septic system and a driveway. Assessor's Map 14 Block 3 Lot 35. Zone: R-30. ***New***

E. ZBA 16-004: 59 Cow Hill Road. Andrew F. & Dawn Piazza (Applicants & Owners). Application for Certificate of Variance of Section 24.2.1 (Use) and 27.1.1 (Expansion

of a Non-conforming Use) for a replacement residence and appurtenant structures in an industrial zone. Assessor's Map 31 Block 24 Lot 1B. Zone: IP. **New**

3. 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 16-001:** 11 Nod Place, The Neri Corp.
- **ZBA 16-002:** 19 Groveway, Goldenthal
- **ZBA 16-002 CAM:** 19 Groveway, Goldenthal
- **ZBA 16-003:** 83 West Shore Drive, Foksha
- **ZBA 16-004:** 59 Cow Hill Road, Piazza

4. ZBA Minutes: Second Amended Minutes – January 20, 2016 Regular Monthly Meeting

5. Old Business/New Business

6. Correspondence/Bills

7. Additions to Agenda: March 16, 2016

8. Chair's Comments

9. Adjournment

cc: Town Clerk
First Selectmen's Office
Website