



## **Town of Cromwell Zoning Board of Appeals**

***PUBLIC HEARING AND MEETING  
6:30 P.M. TUESDAY APRIL 9, 2024  
TOWN HALL COUNCIL CHAMBERS  
41 WEST STREET CROMWELL***

### ***Minutes and Record of Votes***

Present: Chairman John Keithan, Dan Delisle, Matt Brown, Karen Sullivan, Mark Zampino, Alternate Steven Wygonowski

Also Present: Director of Planning and Development, Stuart Popper, Zoning Enforcement Officer, Bruce Driska

#### **1. Call to Order**

The meeting was called to order at 6:30pm by Chairman Keithan

#### **2. Roll Call**

The presence of the above members was noted.

#### **3. Seating of Alternates - none**

#### **4. Approval of Agenda**

A motion was made by Matt Brown and seconded by Dan Delisle to approve the agenda. All were in favor; the motion passed.

#### **6. Public Hearing:**

- a. Application #24-01: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Side Yard Setback) to allow for the construction of an addition on the northwest side of the house at 21 Nordland Avenue in the R-15 Zone District. Michael N. Hadvab is the Applicant and Michael N. and Mary Beth Hadvab are the Owners.

Mr. Popper read the legal notice dated March 27, 2024.

A motion was made by Matt Brown and seconded by Dan Delisle to open the public hearing for application #24-01. All were in favor; the motion passed.

Mr. Popper read his memo and comments to the Board dated April 9, 2024. He said this home was built prior to the Zoning Regulations and he said the side yard setback will be reduced by 4 inches from 15 feet to 14 feet and 8 inches.

Michael Hadvab, 21 Nordland Avenue said he is looking for a variance and he confirms what Mr. Popper read in his comments. He said all of his neighbors are ok with the addition, especially the one who it would affect the most. Mr. Popper confirmed that the sign has been posted and he has received the certified mailing receipts from the applicant. He said the hardship is the existing location of the house and it has a minimal impact of 4 inches.

Mr. Brown asked if this would impact the large tree and Mr. Hadvab said no, that tree is staying.

Chairman Keithan asked if there were any members of the public who wanted to speak regarding application #24-01 and no one came forward.

A motion was made by Mark Zampino and seconded by Matt Brown to close the public hearing for application #24-01. All were in favor; the motion passed.

A motion was made by Mark Zampino and seconded by Dan Delisle to approve application #24-01. All were in favor; the motion passed.

Chairman Keithan told the applicant there is a two-week appeal period so you should wait before you begin the work. He said you can take the sign down. Mr. Popper said he would send Mr. Hadvab a letter that he should file on the land records. Mr. Hadvab thanked the Board and said that there are good people working in the Town and the people he worked with were helpful.

- b. Application #24-02: Request for Variance from Section 2.2.B Bulk Requirements of the Zoning Regulations (Front Yard and Side Yard Setback) to allow for the construction of an addition to the garage on the east side of the house at 6 Ridge Road in the R-25 Zone District. Scott Donofrio is the Applicant and the Owner.

A motion was made by Dan Delisle and seconded by Matt Brown to open the public hearing for application #24-02. All were in favor; the motion passed.

Mr. Popper read his comments from his memo dated April 9, 2024. He said this is already a non-conforming use with the existing setback and that is the hardship. Mr. Popper said the garage would reduce the east side yard setback from 27 feet to 13.6 feet and it will reduce the required front yard setback from 40 feet to 34.6 a 5.4 feet difference.

Scott D'Onofrio, 6 Ridge Road read a letter of support from the abutter at 8 Ridge Road and from Bill Coons at 9 Ridge Road. He said his wife is a doctor who is on call at nights and a 2-car garage would prevent the need to move cars around at night. Mr. D'Onofrio said the driveway faces the north so it gets icy. Mr. Delisle asked him to confirm if the garage would be moving forward or back and Mr. D'Onofrio said 2 feet forward.

Chairman Keithan asked for many members of the public who wanted to speak and no one came forward.

A motion was made by Mark Zampino and seconded by Matt Brown to close the public hearing for application #24-02. All were in favor; the motion passed.

Mr. Brown said it is important for him to hear that the neighbors support the variance. Mr. Zampino said it seems to be in character with the rest of the neighborhood.

A motion was made by Matt Brown and seconded by Mark Zampino to approve application #24-02. All were in favor; the motion passed.

Chairman Keithan told the applicant there is a two-week appeal period so you should wait before you begin the work. He said you can take the sign down. Mr. Popper said he would send Mr. D'Onofrio a letter that he should file on the land records. Mr. D'Onofrio thanked the staff and the Board.

#### **7. Board Members Comments:**

Mr. Wygonowski asked Mr. Popper about the memo from Mr. Driska dated April 1, 2024 regarding application #24-01 that said the applicant shall not deposit stormwater into neighboring properties. Mr. Popper said that is a condition of approval.

#### **8. Approval of Minutes:**

##### **a. December 12, 2023**

A motion was made by Matt Brown and seconded by Mark Zampino to approve the minutes of December 12, 2023. All were in favor; the motion passed.

Mr. Zampino wanted to clarify that on page 2, the last paragraph of the minutes should clarify that it was decided that it is ok for one Zoning Board of Appeals member to walk on a property if it is the subject of a variance application. Mr. Driska said yes, submission of an application is implied consent. He said any visits should be done during normal daylight/business hours. He said I wear my lanyard that shows I am town staff. Mr. Delisle said I use the letter that shows I am on the Zoning Board of Appeals.

#### **9. Adjourn**

A motion was made by Mark Zampino and seconded by Matt Brown to adjourn at 6:54pm. All were in favor; the motion passed.

Respectfully submitted,



Linda Imme  
Recording Clerk