



# Town of Groton, Connecticut

## Zoning Board of Appeals

### Regular Meeting Minutes

Office of Planning and  
Development Services

Town Hall Annex  
134 Groton Long Point  
Road  
Groton, CT 06340

860-446-5970

The following minutes meet all requirements under CT FOIA for public meetings and is not a transcript of the meeting. Please visit the link below to view the meeting in further detail.

<https://www.youtube.com/watch?v=th0NtltRyBg>

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**Wednesday, March 22, 2023**

**7:00 PM**

**Town Hall Annex - Community Room  
1/Hybrid Virtual Meeting**

134 Groton Long Point Road, Groton Visit  
[www.groton-ct.gov](http://www.groton-ct.gov) for Zoom details.

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#### **Chair**

Chair Edward Stebbins

#### **Secretary**

Secretary Tom Manning

#### **Members**

Vice Chair Floyd Kravits

Member Scott Russotto

Member Douglas A. Smith

#### **Alternates**

Alternate Bruce McDermott

Alternate William Mencer

### **I. ROLL CALL**

#### **I.1. Roll Call**

Members Present: Stebbins, Manning, Kravits, Russotto, Smith

Alternates Present: Mencer, McDermott

Staff Present: Zanarini

### **II. PUBLIC HEARING(S)**

#### **II.1. ZBA23-01(CAM), Phillips Lot Merge, 3 Apple Tree Lane & 53 Essex Lane**

Chairman Stebbins reviewed the procedure for the public hearing. Commissioner Manning read the legal ad and stated all mailings have been found in order.

Gregg Fedus, Professional Engineer, presented for ZBA23-01(CAM). Fedus stated the requested variance is from Section 3.2-2.A to reduce the front yard setback from 25' to 22.3' at Cove Lane for a house addition, from 25' to 15.4' at Apple Tree Lane, and from 25' to 16' at Essex Street for a new garage. The proposed plan would merge two separate lots into one with one single-family residence and garage. Fedus stated there is a hardship in having three front yards and they are seeking to take two non-conforming lots and creating one conforming lot. The existing home on Apple Tree Lane will have the foundation raised by 3 ½ feet to meet FEMA requirements. The existing home on Essex Street will be removed and a garage with second floor hobby room will be constructed in its place. Fedus reviewed the

Coastal Area Management plan. He reiterated that the existing home will be raised 3 ½ feet and flood vents will be added to meet FEMA requirements. He stated the garage below base level will only be used for vehicles and storage.

The Commission reviewed the original site plan for the neighborhood dated 1916.

Don Phillips, homeowner, reiterated the reasons for wanting the variance.

The Commission discussed the setbacks requested and the size of the existing house versus the proposed plan.

Chairman Stebbins asked for any public comments. Hearing none in person, Commissioner Manning read letters of support submitted from:

- Grace Cleere, 1 Apple Tree Lane
- Paul & Sara Blanchette, Essex Street
- Elizabeth Wilson, 2 Cove Lane
- John & Trudy Rahkonen, 5 Cove Lane & 56 Essex Street
- Charlie & Eleanor Wenderoth, 45 Essex Street
- Katie Korpi & Duncan Deny, Apple Tree Lane
- Stanley Mickus, 8 Apple Tree Lane

The Chairman asked for any other public comments. Hearing none, the public hearing was closed at 8:10 p.m.

III. CONSIDERATION OF PUBLIC HEARING(S)

III.1. ZBA23-01(CAM), Phillips Lot Merge, 3 Apple Tree Lane & 53 Essex Lane

The Commission had a brief discussion on the hardships presented.

Motion: To approve the variances as proposed.

Moved by: Smith, Douglas A.		Seconded by: Kravits, Floyd		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Scott Russotto	X			
Douglas A. Smith		X		
APPROVED				

III.2. Motion: To approve the CAM application because it is consistent with all coastal management policies.

Moved by: Stebbins, Edward		Seconded by: Smith, Douglas A.		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Scott Russotto	X			
Douglas A. Smith	X			
APPROVED				

IV. CORRESPONDENCE

IV.1. Town Manager Correspondence

V. APPROVAL OF MINUTES

V.1. September 28, 2022 Minutes

Motion: To approve minutes as written.

Moved by: Smith, Douglas A.		Seconded by: Kravits, Floyd		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Scott Russotto	X			
Douglas A. Smith	X			
APPROVED				

VI. OLD BUSINESS- None

VII. NEW BUSINESS

VII.a. Election of Officers

Motion: To accept the positions as they are.

Moved by: Kravits, Floyd		Seconded by: Russotto, Scott		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Scott Russotto	X			
Douglas A. Smith	X			
APPROVED				

VII.2. New Applications-

ZBA23-02, Single Family Residence, 853 River Road

VIII. REPORT OF STAFF

VIII.1. Report of Staff

Staff stated the next ZBA meeting will be held in CR3 at the Annex.

VIII.2. CT Federation Newsletters provided to the Commission.

IX. ADJOURNMENT

IX.1. Adjournment

Motion to adjourn at 8:24 p.m.

Moved by: Smith, Douglas A.		Seconded by: Kravits, Floyd		
Committee Members	YES	NO	ABSTAIN	RECUSE
Edward Stebbins	X			
Floyd Kravits	X			
Tom Manning	X			
Scott Russotto	X			
Douglas A. Smith	X			
ADJOURNED				

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 Thomas Manning, Secretary  
 Zoning Board of Appeals

Prepared by Deb Schaufler  
 Office Assistant II