



Town of Plymouth Zoning Board of Appeals

80 Main Street
Terryville, Connecticut

www.plymouthct.us

Phone (860) 585-4043
Fax (860) 585-4015

May 11, 2023

AGENDA

REGULAR MEETING

Tuesday, May 30, 2023 – 7:00 p.m.
Town Hall Assembly Room
80 Main St., Terryville, CT 06786

1. Call to order. Please state DATE and time for the record
2. Attendance.
3. Public Introduction by the Chairman.
4. Alternate Member Appointment if necessary.
5. Public Comment.
6. **Public Hearings**
 - a) **162 Todd Hollow Rd., Plymouth, CT:** Variance request of Article 4C – Min. Required Front and Rear Yard Requirements for property located at 162 Todd Hollow Rd., Plymouth, CT for construction of a front porch and rear deck, property owned by Michael Martinez.
7. **Adjournment (Close Public Hearings)**
8. **Meeting (Discuss and Take Action)**
 - a) **162 Todd Hollow Rd., Plymouth, CT:** Variance request of Article 4C – Min. Required Front and Rear Yard Requirements for property located at 162 Todd Hollow Rd., Plymouth, CT for construction of a front porch and rear deck, property owned by Michael Martinez.
8. **Administrative Matters.**
9. **Adjournment.**

Submitted by,
Zack Lyga
Chairman, ZBA

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TOWN OF PLYMOUTH, CT



80 Main Street, Terryville, CT 06786
860-585-4043

05/11/2023

ZONING BOARD OF APPEALS APPLICATION

Draft

Residential

Commercial

Variance from the Zoning Regulations; Appeal from the Decision of the Zoning Agent
 Approval of Motor Vehicle Sales or Repair Location

Applicant Information:

Name: michael martinez
Address: 162 todd hollow rd plymouth ct. 06786
Phone: 860-890-2375 Fax: _____
Email: _____
Legal Interest: _____

Owner Information:

Name: MARTINEZ MICHAEL
Address: 0 CHESHIRE, CT 06410
Phone: 860-890-2375 Fax: _____
Email: _____
 Attached is documentation verifying ownership of the property.

Subject Parcel:

Address: 162 TODD HOLLOW RD
Size: _____ Zone: _____ Assessor's Map and Lot #: 055 022A
Is the subject parcel within 500 ft. of the Town boundary? yes no

Variance Request:

I hereby apply for a **Variance** to Section(s) _____ of the Zoning Regulations, to permit the following:

to allow front porch overhang, and rear of house deck

Is a Hardship claimed? If so, what is the specific Hardship?

Appeal from the Decision of the Zoning Agent:

I hereby **Appeal** the Decision of the Zoning Agent dated: _____ (attach copy), stating

The basis for my Appeal is:

to allow front porch overhang, and rear of house deck

Approval of Motor Vehicle Sales or Repair Location:

Describe Proposed Use:

Previous Applications:

Has any previous application for Variance, Appeal, or Approval of Location been filed with this premise? _____

If so, for what purpose? _____ When? _____ File No. _____

Parties of Interest:

Attorney / Engineer/ Architect / Builder Name: _____

Address: _____

Phone: _____ Fax: _____

Email: _____

Taxes:

Are all real estate, sewer use, and sewer assessment taxes current? ___ yes ___ no

___ Attached is proof of payment. (Required)

Fees:

\$60.00 (State Fee) + Town Fee* \$ 475.00 = \$ 535.00 (payable to the Town)

* Town fee is established by Town Ordinance.

Signatures:

Signature of Owner(s) MARTINEZ MICHAEL Date: 05/11/2023

Signature of Applicant(s) michael martinez Date: 05/11/2023



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MINUTES

REGULAR MEETING

Tuesday, April 26, 2023 – 7:00 p.m.

Town Hall Assembly Room

80 Main St., Terryville, CT 06786

1. **Call to order.** The meeting was called to order by **Chairman Zack Lyga** on April 25, 2023, at 7:00 p.m. in the Assembly Room, 80 Main St., Terryville, CT.
2. **Attendance.** – Members in attendance included: Chairman Zack Lyga, Marty Sandshaw, Sarah Sandshaw and Chip Wilcox. Margus Laan-Director of Economic Development, Scott Eisenlohr-IWZEO and Pam Pelletier-Recording Secretary were also present.
3. **Public Introduction by the Chairman.**
“A peculiar or unique feature of a particular piece of property that prevents the landowner from making a reasonable use of the property in conformance with the existing zoning regulations. A hardship has nothing to do with the personal circumstances of the landowner. The fact that the owner might be able to make a more profitable use of the land if it were not for the zoning regulations does not equate to hardship. Proof of a true hardship is a legal requirement for a zoning board of appeals to issue a variance.”
4. **Alternate Member Appointment if necessary.** – No appointment necessary.
5. **Public Comment.** - None
6. **Public Hearings**
 - a) **35 Schrobach Rd, Terryville, CT:** Variance request of Article 4C – Min. Required Side Yard Requirements for property located at 35 Schrobach Rd., Terryville, CT for a garage addition, property owned by Jesse & Angela Palen, Applicant: Mark Gnitzcavich.

Margus Laan provides a brief history of the property and clarifies where this property fits into the regulations. Due to the purchase of additional property, the lot frontage increased and moved the property into a different category when calculating minimum requirements.

Mark Gnitzcavich is present to represent his application. He is seeking permission to add a 30' x 32' – 2-1/2 -Story Garage which will be attached to the northern end of the existing dwelling via a 6' x 16' connecting mud room. The proposal exceeds the available distance left in the development envelope. Zoning requires that the applicant maintain a minimum of 25' side yard; they are proposing 15'. There is a question regarding the height of the structure at the cupola; the regulation allows 2-1/2 stories. **Margus Laan** advises that the actual garage is 2-stories and he would consider the cupola a half story

ZBA
April 26, 2023

which would meet the R-40 height requirement. The proposal meets all other side yard and coverage requirements at this site.

It is also noted for the record that the certified notification slips are included in the meeting packet.

7. Adjournment (Close Public Hearings)

MOTION: **Marty Sandshaw** made a motion, which was seconded by **Sarah Sandshaw** to close the Public Hearing portion of the meeting and to move on to Discuss and Take action and the motion is voted on unanimously.

8. Meeting (Discuss and Take Action)

- a) **35 Schroback Rd, Terryville, CT:** Variance request of Article 4C – Min. Required Side Yard Requirements for property located at 35 Schroback Rd., Terryville, CT for a garage addition, property owned by Jesse & Angela Palen, Applicant: Mark Gnitzcavich.

MOTION: **Marty Sandshaw** made a motion, which was seconded by Sara Sandshaw to approve the application for 35 Schroback Rd, Terryville, CT for a reduced side yard of 14' (to allow wiggle room for gutters) and the motion is voted on unanimously.

8. Administrative Matters.

Acceptance of October 25, 2022 minutes – **Marty Sandshaw** made a motion, which was seconded by **Chip Wilcox** to accept the minutes of the October 25, 2022 meeting as submitted and the motion voted on unanimously.

9. Adjournment.

MOTION: **Marty Sandshaw** made a motion, which was seconded by **Chip Wilcox** to adjourn the meeting and the motion is voted on unanimously.

Submitted by,
Pam Pelletier
Recording Secretary