

ZONING BOARD OF APPEALS – REGULAR MEETING  
GLASTONBURY, CONNECTICUT

MONDAY DECEMBER 5, 2022

7:00 P.M.

\*VIA ZOOM CONFERENCE CALLING

**Members & Alternates**

Nicholas Kornis – Secretary  
Brian Smith, Chairperson  
Jaye Winkler

David Hoopes  
Susan Dzialo – *Vice Chair*  
Douglas Bowman - *Alternate*  
Philip Markuszka – *Alternate*

1. Arnold & Kathleen Waterman of 356 Naubuc Avenue are requesting a Variance to Sec. 7.1a.2b, the seventy-five-foot requirement. The requirement would place a 10' x 10' gazebo in the front building line setback of the property where a decorative bridge once was.
  
2. Corrine Crocker-Luby & William Luby of 14-18 Parker Terrace Ext. are requesting a variance and special exception (Sec. 14.18.2 & 14.18.4.i.1 & 3.8) for a special event venue at this address (SP) category mixed use development definition is vague according to TPZ, which is the hardship:
  - Keep the mixed use: retain 3 apartments at this address;
  - Add an 8' fence at this address (Section 3.8) – on both north & west sides
  - 14-18 Parker Terrace Extension, to demolish more than 50% of the existing house (section 14.18.4.i.1) & rebuild a solid structure on the additional foundation, and would like to go up to 5,000 square feet.

**Regular Meeting**

1. Action on Public Hearings
2. Acceptance of Minutes from November 7, 2022 meeting