

**GLASTONBURY ZONING BOARD OF APPEALS**  
***Regular Meeting Minutes of Monday, November 6, 2023***

The Glastonbury Zoning Board of Appeals with Lincoln White, Building Official, in attendance held a Regular Meeting on Monday, November 6, 2023 via ZOOM video conferencing.

**ROLL CALL**

**Board Members- Present**

Brian Smith, Chairman  
Susan Dzialo, Vice-Chair  
Nicholas Kornis, Secretary  
Douglas Bowman, Alternate (seated)  
Aaron White, Alternate (seated)

**Board Members- Excused**

David Hoopes  
Jaye Winkler  
Andy Zlotnick, Alternate

Chairman Smith called the meeting to order at 7:06 pm and explained the public hearing process to the audience. Chairman Smith also noted that 4/5 votes are needed for an application to pass and there is a 15-day appeal period.

Secretary Kornis read the agenda item.

**Public Hearing**

- 1. Allen Senechal & Lindsey Reale of 64 Stockade Rd. zone AA are requesting a variance from section 4.4.7 for the purpose of expanding an existing 1-1/2 car garage for 2 cars plus a home office behind the garage. The existing garage is currently 16.6 feet wide and already projects 2.4 feet into the existing 20 feet side yard setback. The proposed 2-car garage will be 23 feet wide and will also be 4 feet closer to Stockade Rd.**

Mr. White read the application.

The applicants introduced themselves for the record and stated that their architect, Mr. Paul Szczombrowski, will go over the proposal. Mr. Szczombrowski of Cheryl Newton Architects, LLC introduced himself for the record. He noted that the applicants want to expand the 1.5-car

garage to a 2-car garage and propose a home office behind the garage. Mr. Szczombrowski explained that the existing garage is currently 16 feet and 6 inches wide and projects 2 feet and 4 inches into the existing 20-foot side yard setback. He noted that the proposed 2-car garage will be 23 feet wide and will also be 4 feet closer to Stockade Road. Mr. Szczombrowski explained that a variance of 9 feet and 4 inches leaves 10 feet and 8-inch distance to the property line. He stated that the hardship is that the building is asymmetric to the building lot, with the east side being 11 feet and 8 inches away from the side yard setback. Mr. Szczombrowski noted that 2-car garages are consistent with the neighborhood and added that the applicants have a growing family and need space for a home office. He noted that the applicants recently renovated their home and added that the new addition will match with the existing house. Mr. Szczombrowski stated that carriage style garage doors, a metal roof, and a portico in the front are proposed. The portico will face Stockade Road. The presentation was concluded.

Chairman Smith asked if the fence shown on the plans is on the applicant's side or neighbors side. Mr. Szczombrowski stated that the fence is on the applicant's side. Chairman Smith wanted to confirm that the garage addition will be brought forward and will match the existing house. Mr. Szczombrowski replied correct. Mr. Bowman wanted to confirm that no variance is required for the private office. Mr. Szczombrowski explained that the home office will not extend further than the garage. Mr. Bowman wanted to confirm that only the side yard is in question. Mr. Szczombrowski replied correct. Secretary Korns noticed that the plans are shown as "Option 1" and asked if there are other plans. Mr. Szczombrowski explained that initially there were different plans and this current plan is the finalized option. Chairman Smith asked Secretary Korns to read the letters of support into the record. Secretary Korns read two letters of support into the record. The first letter was from Laurie and Bill Paetzold of 72 Stockade Road. The second letter was from Jackie Callahan and Bob Parente of 54 Stockade Road. Chairman Smith asked if the driveway would be widened to match the garage door. Mr. Szczombrowski replied yes. Vice-Chair Dzialo noted that the documentation indicates a variance request for 9 feet and 4 inches and suggested it might be prudent to go to 10 feet. Mr. Szczombrowski noted that 10 feet works and would be used as a contingency. He stated that they might need a bit more for the roof line. Chairman Smith asked if they calculated the eaves. Mr. Szczombrowski replied yes.

*The hearing was opened for public comment, either for or against the application, and seeing as no one came forward to speak, Chairman Smith closed public comment on the application.*

*Chairman Smith stated that a brief recess would be taken before the Board moves on to deliberations.*

## **Action on Public Hearing**

- 1. Allen Senechal & Lindsey Reale of 64 Stockade Rd. zone AA are requesting a variance from section 4.4.7 for the purpose of expanding an existing 1-1/2 car**

**garage for 2 cars plus a home office behind the garage. The existing garage is currently 16.6 feet wide and already projects 2.4 feet into the existing 20 feet side yard setback. The proposed 2-car garage will be 23 feet wide and will also be 4 feet closer to Stockade Rd.**

***Motion by:*** Vice Chair Dzialo

***Seconded by:*** Mr. Bowman

MOVED, that the Glastonbury Zoning Board of Appeals approves the application by Allen Senechal & Lindsey Reale of 64 Stockade Rd. residence zone AA for a variance from section 4.4.7 to permit expansion of an existing 1-1/2 car garage to a 2-car garage requiring a variance beyond the current 2 foot 4-inch extension into the side yard. The request is for a total variance of 10 feet on the grounds that this is a modest extension and the only location possible for a full 2-car garage on this narrow property. Further, the additional criteria for decisions under Section 13.9 have been met.

**Discussion:**

Vice-Chair Dzialo noted that it is a very reasonable addition, well thought out and not overly encroaching into the side yard. She explained that the property is clearly long and narrow with no other place for the 2-car garage. Vice-Chair Dzialo noted that 2-car garages are common and added that it sounds like a lovely addition to the neighborhood.

Secretary Korns asked if the side yard distance was listed in the motion. There was a discussion about the wording. Chairman Smith noted that 10 feet more was stated. Secretary Korns remarked that it is a great design and consistent with the neighborhood. He noted that the neighbors approve.

Mr. White wanted to clarify the language in the motion and explained that it is a 10-foot encroachment versus a 9 foot 4-inch encroachment. There was further discussion on the wording of the motion. It was agreed that the applicants were given 10 feet for the purpose of leeway. There were no suggestions to amend the motion. Mr. Bowman asked when the house was built. Mr. White noted that it was built in the early 1960s. There was a discussion on the original garage structure. Mr. Bowman remarked that he understands why the applicants want to add a separate home office and added that the house looks tight. Mr. Aaron White agreed with the comments that were made. Chairman Smith noted that it is a good design and added that the closest neighbor wrote a letter of support.

***Result:*** Motion passes unanimously. (5-0-0)

## **REGULAR MEETING**

### **1. Acceptance of Minutes from September 11, 2023 meeting**

#### **Discussion:**

There was a brief discussion on tabling the minutes because all four Board members from the last two meetings were not present. Chairman Smith explained that they are supposed to approve the minutes as soon as they can. The Chairman explained that the Board can vote on the minutes because this component does not have the same impact as approving or denying an application request. There were no objections to voting on the minutes.

Vice-Chair Dzialo directed the Commission to page 3 of the September minutes. She noted that “4.47” and “4.48” should be changed to “4.4.7” and “4.4.8”. The Board agreed to the change.

**Motion by:** Vice Chair Dzialo

**Seconded by:** Secretary Kornis

MOVED, that the Glastonbury Zoning Board of Appeals approves the September 11, 2023 minutes as corrected.

**Result:** Motion passes unanimously. (5-0-0)

### **2. Acceptance of Minutes from October 2, 2023 Meeting**

**Motion by:** Secretary Kornis

**Seconded by:** Vice-Chair Dzialo

MOVED, that the Glastonbury Zoning Board of Appeals approves the October 2, 2023 minutes as presented.

**Result:** Motion passes unanimously. (5-0-0)

#### **Discussion:**

Chairman Smith noted that he was not present for the meetings and asked Vice-Chair Dzialo to sign off on the minutes. Vice-Chair Dzialo noted that she will coordinate with Krystina.

There was a brief discussion on Board members who completed the training and those that still have to complete the training. Mr. Bowman explained that he is up for re-election and noted that he will complete the training if he is re-elected. Mr. Aaron White noted that he is also up for re-

election and said that he would do the same. Chairman Smith noted that he has not done the training yet and will do so before the end of the year.

## **Adjournment**

**Motion by:** Mr. Bowman

**Seconded by:** Vice-Chair Dzialo

MOVED, that the Glastonbury Zoning Board of Appeals adjourns their regular Meeting of November 6, 2023 at 7:39 pm.

**Result:** Motion passes unanimously. (5-0-0)

---

---

Brian Smith, Chairman