

GLASTONBURY ZONING BOARD OF APPEALS  
*Meeting Minutes of Monday, July 1, 2024*

The Glastonbury Zoning Board of Appeals, with Lincoln White, Building Official, and Seon Altius, Zoning and Planning Technician, held a Regular Meeting on Monday, July 1, 2024 via ZOOM video conferencing.

**ROLL CALL**

**Board Members- Present**

Brian Smith, Chairman  
Susan Dzialo, Vice-Chair  
Nicholas Kornis, Secretary  
David Hoopes  
Jaye Winkler  
Elizabeth Cafarella, Alternate  
Aaron White, Alternate

**Board Members- Excused**

Douglas Bowman, Alternate

Chairman Smith called the meeting to order at 7:02 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. Ryan R. Trzcinski, 64 Murray Drive, Country Residence Zone is requesting a variance to Sections 4.1.6 & 4.1.8 for the purpose of building a single-family home. Relief from Section 4.1.6 is needed to reduce the front yard setback from 75 feet to 55 feet; Relief from Section 4.1.8 is needed to reduce the rear yard setback from 75 feet to 60 feet.**

Secretary Kornis noted that the building site is 48 Raymond Road. Chairman Smith said that applicant provided that information in the application.

Mr. White read the application.

Mr. Trzcinski confirmed that the variance requests are for 48 Raymond Road. He provided a brief history of the property and explained that it was previously 2 separate lots that were consolidated. Mr. Trzcinski explained that without consolidating the lots it would be impossible to meet the regulations and build a house. Mr. Trzcinski noted that a setback of 55 feet is needed for the front yard and a rear yard setback of 60 feet is also needed. The applicant spoke about the hardships, including the ledge outcrop and the placement of a gas line. Mr. Trzcinski stated

that other hardships include the need to stay away from the wetlands in the southeast corner of the lot. The applicant explained that he would like the proposed house to conform with other ranch-style homes in the area. He explained that seven houses on Raymond Road, built in the 70s and 80s, do not comply with the Country Residence (CR) Zone. Mr. Trzcinski stated that he discussed the house plans with his neighbors at 51 Raymond Road, 39 Raymond Road, and 228 Main Street. He said that the only concern is that the neighbors do not want blasting. Mr. Trzcinski remarked that this is reasonable considering the nearby gas line.

Ms. Winkler asked the applicant to point out the gas line. Mr. Trzcinski showed that the gas line is parallel to Raymond Road. He said that it is the Algonquin gas line and also pointed out the limit of right-of-way in favor of International Minerals & Chemical Corp. Secretary Korns asked about the combined lot size. Mr. Trzcinski replied that it is approximately 53,000 square feet. Mr. Korns asked if Raymond Road is public or private. Mr. Trzcinski replied that it is public, maintained by the Town. Mr. Smith noted that the proposed driveway is near the ledge outcrop and asked for details on the plans. Mr. Trzcinski explained that the driveway area would be back-filled and brought to the level of the ledge outcrop. The applicant explained that a jack hammer might be used if needed and it could also be used to dig a pipe for the septic system. Mr. Smith wanted to confirm that the driveway area would be filled in and even with the front section. Mr. Trzcinski replied correct and added that there will be a slight incline. Mr. Smith asked if fill would be used on the westerly portion of the house. Mr. Trzcinski responded yes. Mr. Smith noted that this project would require a permit from the Town Plan and Zoning Commission. Mr. White explained that blasting can be done quite surgically these days. Mr. White provided a brief history of the Raymond Road area of Glastonbury and explained that it appears to be an error that Raymond Road was not included in the Rural Residence (RR) Zone. He also noted that the site has many hardships. Mr. Smith remarked that the property has many hardships that meet the criteria.

Vice-Chair Dzialo asked if the proposed house would have a basement or be built on a slab. Mr. Trzcinski answered that a walkout basement is proposed and added that the garage will be built on a slab. Mr. White explained that the walkout basement would reduce some of the fill. Ms. Dzialo agreed. Mr. Smith asked the applicant about the plans for the septic system. There was continued discussion on the hardships of the lot. The Chairman moved on to public comment.

*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.*

Mr. Smith asked the applicant if there was anything else he would like to add. Mr. Trzcinski thanked the Board for their time.

### **Action on Public Hearing**

- 1. Ryan R. Trzcinski, 64 Murray Drive, Country Residence Zone is requesting a variance to Sections 4.1.6 & 4.1.8 for the purpose of building a single-family home. Relief from**

**Section 4.1.6 is needed to reduce the front yard setback from 75 feet to 55 feet; Relief from Section 4.1.8 is needed to reduce the rear yard setback from 75 feet to 60 feet.**

**Motion by:** Mr. Hoopes

**Seconded by:** Vice-Chair Dzialo

*MOVED, that the Glastonbury Zoning Board of Appeals approves the application by Ryan R. Trzcinski, 48 Raymond Road, Country Residence Zone, for relief from Sections 4.1.6 to reduce the front yard to 55 feet and from Section 4.1.8 to reduce the rear yard to 60 feet. The hardship is due to the ledge, the topography, and the non-conforming narrow lot. The requirements of Section 13.9 have been satisfied.*

Ms. Winkler temporarily logged off the meeting due to technical difficulties. She provided a recap of the hardships that were discussed earlier and noted that she will vote in favor.

Mr. Korn noted that he is in favor and added that the hardship is clear. He explained that the variance request is consistent with the character of the neighborhood and added that the setbacks on the other Raymond Road homes are 50 feet or less.

Mr. Smith noted that the applicant combined the lots and explained that the one lot would have been impossible to build on. The Chairman explained that the two lots reduce the non-conformity, which is beneficial from a Planning and Zoning perspective.

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

## **REGULAR MEETING**

### **1. Acceptance of Minutes from May 6, 2024 meeting**

**Motion by:** Ms. Cafarella

**Seconded by:** Secretary Korn

*MOVED, that the Glastonbury Zoning Board of Appeals approves the May 6, 2024 minutes as presented.*

Mr. Smith asked Ms. Cafarella to vote on the accuracy of the minutes and asked Vice-Chair Dzialo to lead this portion of the meeting.

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

(Chairman Smith chose not to vote because he was not at the last meeting. The five Board members that were seated at the last meeting voted in favor of the minutes.)

## 2. Discuss In-Person vs. Zoom Meetings (No Staff update)

Mr. Smith wanted to confirm that there were no staff updates. Mr. White reported that his staff is in the process of finding a space that is not shared with the Board of Education (BOE). Mr. Smith wanted to confirm that they are looking at Council Chambers. Mr. White replied yes. Ms. Winkler said that a subcommittee consisting of herself and Vice-Chair Dzialo was created to help with the process of returning to in-person meetings. Ms. Winkler added that they will meet on Wednesday and that meeting room A looked okay except for the Wi-Fi problem. Ms. Dzialo explained that on the first Mondays of the month, the September and October meetings conflict with the BOE scheduled meetings. She noted that they are looking at another scenario which would schedule the ZBA meetings to a different night of the week. Mr. Smith noted that the Wetlands Commission meets on Thursdays and suggested Wednesday as a possible day for the ZBA. The Chairman also suggested changing the first Monday to the third or fourth Monday of the month. Mr. Smith noted that the BOE could still plan a special meeting on a different Monday night. Mr. White thanked Ms. Winkler and Ms. Dzialo for their help.

Mr. Smith asked if there were any applications for the August meeting. Mr. White responded that he is not sure and added that there might not be anything in August. Mr. Smith noted that they can continue discussing this item at the next meeting. Mr. White said that he will touch base with the Director of Community Development. The Board discussed their preference about which day of the week would work best for future meetings. Mr. Smith asked Mr. White to inform the subcommittee about any updates the staff would have about scheduling; Mr. White agreed. Mr. Smith asked Board members if they preferred Monday or Wednesday. Mr. Hoopes replied that either is fine. Ms. Winkler noted that she prefers Mondays and explained that she is on another Board. Ms. Cafarella noted that either day works. Mr. Aaron White noted that Wednesday would be his preference and explained that Monday can also work.

### Adjournment

**Motion by:** Secretary Korns

**Seconded by:** Mr. Hoopes

*MOVED, that the Glastonbury Zoning Board of Appeals adjourns their Regular Meeting of July 1, 2024 at 7:39 pm.*

**Result:** Motion passes unanimously. (7-0-0)

Respectfully Submitted,

*Nadya Yuskaev*

Nadya Yuskaev  
Recording Secretary