

ZONING BOARD OF APPEALS REGULAR MEETING NOVEMBER 6, 2008, 5:30 P.M.  
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Chw. Annabel Resnisky, , Martin Reardon, Joseph DeFrancesco, Robert Stefurak

BOARD MEMBERS  
PRESENT

Judith Pehota, Evelyn Russo, Linda Reil

BOARD MEMBERS  
ABSENT

Bruce Driska, Zoning Enforcement Officer

STAFF

On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board approved the minutes of the September 4, 2008 regular meeting. Vote was unanimous

ITEM 2.1  
APPROVED THE  
MINUTES OF THE  
9/4/08 REGULAR  
MEETING

Bruce Driska, the Zoning Enforcement Officer, summarized the facts leading to the issuance of the Cease and Desist at property located at 1778 Saybrook Road. Peter Groeper, the owner of 1778 Saybrook Road, described his situation with the keeping of two (2) oil delivery trucks. From the public, Janet Siebold spoke in favor of the appeal request and cited nearby heavy construction. Ernie Merlino spoke against the appeal request and cited environmental concerns. Mr. Robbins-Pianka spoke against the appeal request and cited property value concerns. Bruce Driska addressed the concerns of Ernie Merlino and Mr. Robbins-Pianka. Chw. Annabel Resnisky and Board Member Robert Stefurak commented. Janet Siebold spoke about the keeping of the trucks across the street. Ernie Merlino stated that he would be less concerned if the trucks were to be parked across the street from Peter Groeper's property. On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board closed the public hearing. Vote was unanimous. On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board upheld a finding by the Zoning Enforcement Officer with regards to the unlawful use of land and structure at 1778 Saybrook Road as a fuel oil delivery facility, which is not permitted in the R-60 zone. Vote was unanimous. Applicant/agent Peter Groeper ZBA2008-10

ITEM 3.1  
UPHELD A  
DECISION BY  
THE ZONING  
ENFORCEMENT  
OFFICER WITH  
REGARDS TO  
THE UNLAWFUL  
USE OF LAND  
AND STRUCTURE  
AT 1778 SAYBROOK  
ROAD AS A FUEL  
OIL DELIVERY  
FACILITY, WHICH  
IS NOT PERMITTED  
IN THE R-60 ZONE

On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board accepted withdrawal of a proposed variance to Section 21.02 with regard to the side yard setbacks for a proposed detached accessory structure to be located within an existing paved vehicle storage area in the R-15 zone at the Middletown Emergency Management Headquarters at 675 Randolph Road. Vote was unanimous. Applicant/agent Middletown Emergency Management/George

ITEM 3.2  
ACCEPTED WITH-  
DRAWAL OF A  
PROPOSED  
VARIANCE TO  
SECTION 21.02  
WITH REGARD  
TO THE SIDE

Dunn ZBA2008-11

YARD SETBACK  
FOR A PROPOSED  
DETACHED AC-  
CESSORY STRUC-  
TURE TO BE LO-  
CATED WITHIN  
AN EXISTING  
PAVED VEHICLE  
STORAGE AREA  
IN THE R-15 ZONE  
AT THE MIDDLE-  
TOWN EMERGENCY  
MANAGEMENT  
HEADQUARTERS  
AT 675 RANDOLPH  
ROAD

On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board accepted withdrawal of a proposed variance to Section 33.03 with regard to the side yard setback for a proposed 60,000 sq. ft. grocery store on the site of the former Shop Rite located in the B-2 zone in the Washington Plaza Shopping Center on Washington Street. Vote was unanimous. Applicant/agent GOFSCO, LLC/ Homer G. Scoville, Manager ZBA2008-12

ITEM 3.3  
ACCEPTED WITH-  
DRAWAL OF A  
PROPOSED  
VARIANCE TO  
SECTION 33.03  
WITH REGARD  
TO THE SIDE  
YARD SETBACK  
FOR A PROPOSED  
60,000 SQ. FT.  
GROCERY STORE  
ON THE SITE OF  
THE FORMER  
SHOP RITE LO-  
CATED IN THE  
B-2 ZONE IN THE  
WASHINGTON  
PLAZA SHOP-  
PING CENTER ON  
WASHINGTON  
STREET

There was no Old Business.

ITEM 4  
OLD BUSINESS

There was no New Business.

ITEM 5  
NEW BUSINESS

On motion and second by Board Members Martin Reardon and Joseph DeFrancesco the Board adjourned the meeting at

ITEM 6  
ADJOURNMENT

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6:10 p.m. Vote was unanimous.

Respectfully submitted,

Bruce E. Driska, CZEO  
Zoning Enforcement Officer