

Agenda
Tolland Zoning Board of Appeals
Via Zoom Only
Thursday, May 23, 2024 at 7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Seat Alternate(s)
4. Public Hearing(s)
 - 4.1. ZBA #24-2 – 398 Grant Hill Road – Variance request from Section 17.2.C.1 to allow a 48’ x 60’ barn to be 22 feet from the side property line where 25 feet is required. Zone: RDD. Map/Block/Lot: 33/H/041. Applicant: Gardner & Peterson Associates, LLC.
5. Business Meeting
 - 5.1. Possible action on ZBA # 24-2 – 398 Grant Hill Road.
6. Approve Minutes - January 25, 2024 Regular Meeting
7. Other Business
8. Adjournment

To join the Zoom Meeting, either click:

<https://us02web.zoom.us/j/8608713602?pwd=cXZLNQ9SWVlvNkNjZU9NYUxCd2xiUT09>

One tap mobile: +16469313860,,8608713602#,,, *06084#

Or call: 1-929-205-6099 and input:

Meeting ID: 860 871 3602

Passcode: 06084



TOWN of TOLLAND/ 21 tolland green, tolland connecticut 06084

Zoning Board of Appeals

LEGAL NOTICE
TOLLAND ZONING BOARD OF APPEALS

The Zoning Board of Appeals will hold a public hearing on May 23, 2024 at 7:00 p.m to consider the following application:

ZBA #24-2 – 398 Grant Hill Road – Variance request from Section 17.2.C.1 to allow a 48' x60' barn to be 22 feet from the side property line where 25 feet is required. Zone: RDD.
Map/Block/Lot: 33/H/041. Applicant: Gardner & Peterson Associates, LLC.

A copy of this application is available on file and available for review in the Planning and Building Department at 21 Tolland Green. At this hearing, public comments will be heard and written communications received.

To be advertised twice in the Journal Inquirer:

Once on: Thursday, May 9, 2024
Once on: Monday, May 20, 2024



TOWN OF TOLLAND
APPLICATION FOR VARIANCE
 Zoning Board of Appeals

App. # _____

Property Information

Property Address: 398 Grant Hill Road

Property Owner: Kenneth A. Kaplan [REDACTED] [REDACTED]

Zone: RDD Map/Block/Lot: 33/H/041

Applicant Information

Name: (if different than above) Eric Peterson - Gardner & Peterson Associates, LLC

Address: (if different than above) 178 Hartford Turnpike, Tolland, Connecticut 06084

Phone Number: 860-871-0808 Email Address: [REDACTED]

Variance Requested

Describe variance being requested and hardship (self-created, financial or cosmetic issues are not hardships):

Requesting a variance of section 17-2.C.1 (Setback Requirements) to reduce the side yard setback for an accessory structure from 25-feet to 22 feet due to the lot configuration, existing improvements and the preservation of the prime farmland soils present on the property. Furthermore, the new structure will require access from the existing driveway and be configured as depicted on the included survey.

Section of Zoning Regulations to be Varied: 17-2.C.1

All of the above statements and the statements contained in any documents and plans submitted herewith are true to the best of my knowledge:

Applicant Signature: [Signature] Date: 5/1/24

Owner Signature: [Signature] Date: 5/1/24

A separate letter or email from owner authorizing permission to apply for a variance is also acceptable.

The fee in the amount of \$260 plus \$60 State fee (Residential) or \$360 plus \$60 State fee (Non-Residential) must be submitted to be considered a complete application.

9 copies of a sketch / plot plan clearly showing the proposed location of the structure, property lines, and distance to property lines must accompany this application along with the appropriate fee. Please consult with staff.

OFFICE USE ONLY

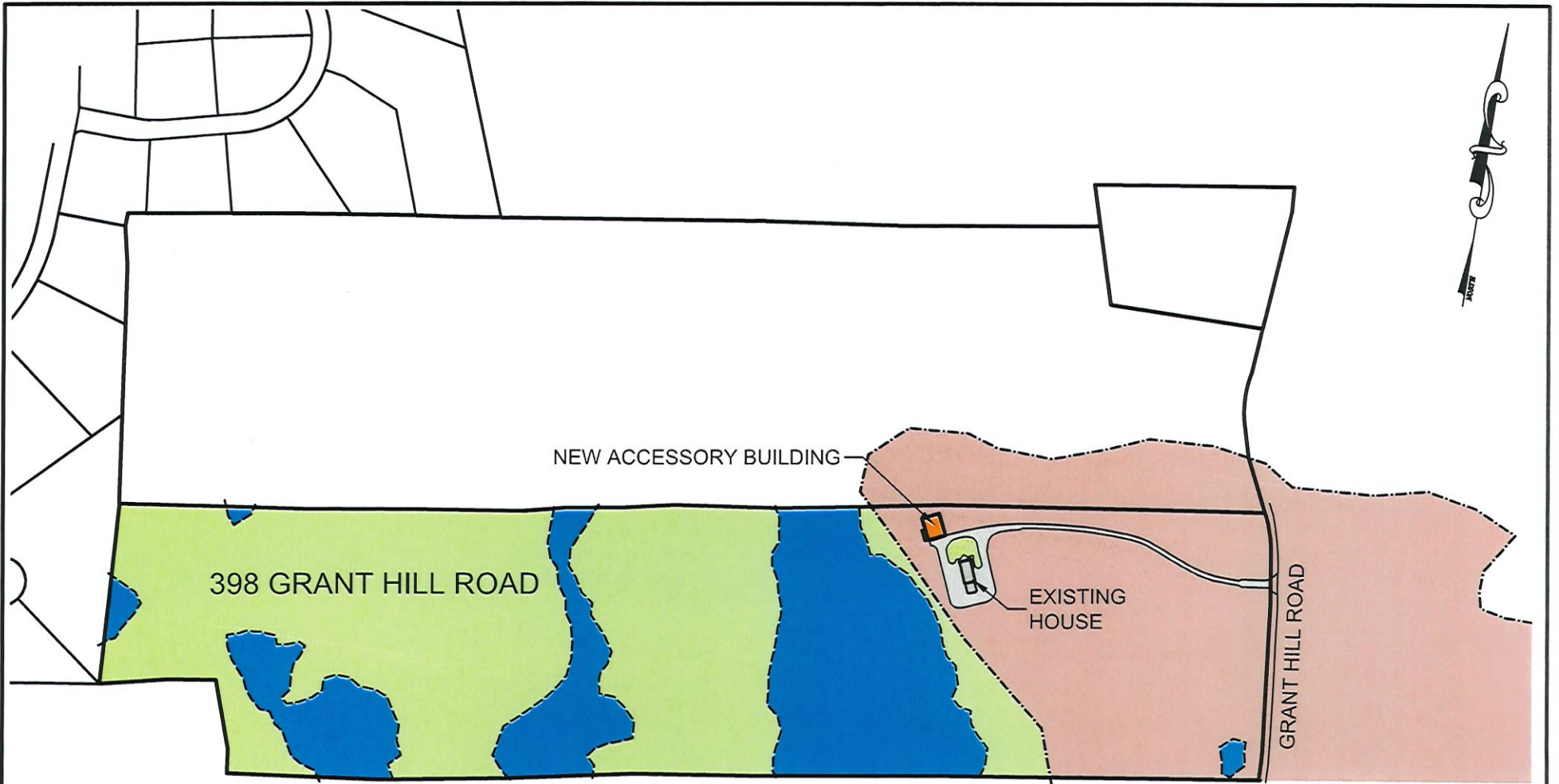
Fee Amount: \$ 320.00 Official Date of Receipt: _____

Form of Payment: Check Public Hearing Set for: _____

Date Submitted: _____ Decision Date: _____
 (stamp) _____ Decision: _____

RECEIVED
 MAY 02 2024

BY: [Signature]



TOWN OF COVENTRY

LEGEND

- PRIME FARMLAND SOILS (PER POCD)
- WETLAND SOILS

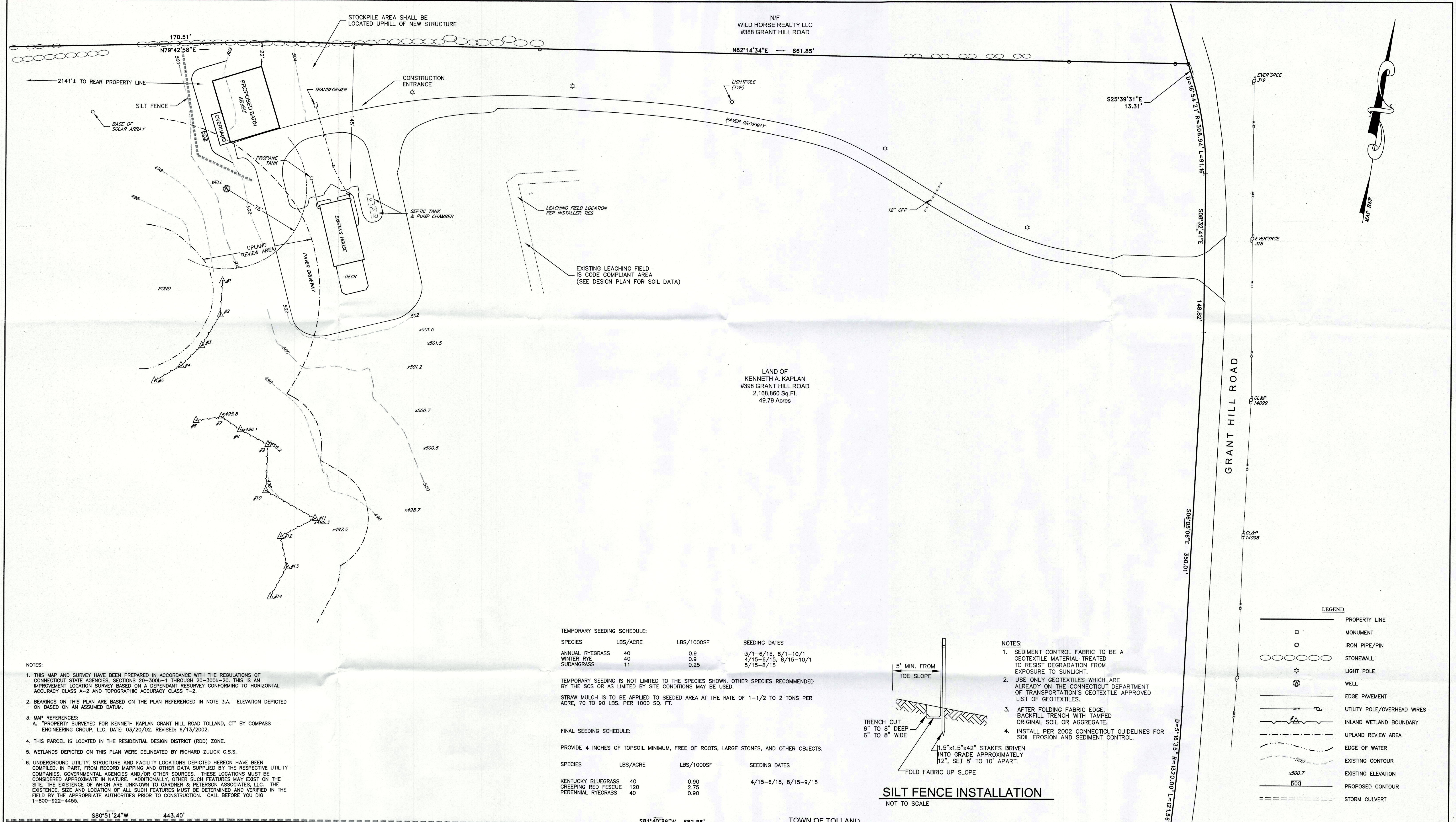


GRAPHIC SCALE 1"=400'

10489.dwg \ 10489A.dwg

LAND USE PLAN
 LAND OF
KENNETH A. KAPLAN
 398 GRANT HILL ROAD
 TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
 178 HARTFORD TURNPIKE
 TOLLAND, CONNECTICUT
 PROFESSIONAL ENGINEERS LAND SURVEYORS



NOTES:

- THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20. THIS IS AN IMPROVEMENT LOCATION SURVEY BASED ON A DEPENDANT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY CLASS 1-2.
- BEARINGS ON THIS PLAN ARE BASED ON THE PLAN REFERENCED IN NOTE 3.A. ELEVATION DEPICTED ON BASED ON AN ASSUMED DATUM.
- MAP REFERENCES:
A. "PROPERTY SURVEYED FOR KENNETH KAPLAN GRANT HILL ROAD TOLLAND, CT" BY COMPASS ENGINEERING GROUP, LLC. DATE: 03/20/02. REVISED: 6/13/2002.
- THIS PARCEL IS LOCATED IN THE RESIDENTIAL DESIGN DISTRICT (RDD) ZONE.
- WETLANDS DEPICTED ON THIS PLAN WERE DELINEATED BY RICHARD ZULICK C.S.S.
- UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING AND OTHER DATA SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES, GOVERNMENTAL AGENCIES AND/OR OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO GARDNER & PETERSON ASSOCIATES, LLC. THE EXISTENCE, SIZE AND LOCATION OF ALL SUCH FEATURES MUST BE DETERMINED AND VERIFIED IN THE FIELD BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.

TEMPORARY SEEDING SCHEDULE:

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
ANNUAL RYEGRASS	40	0.9	3/1-8/15, 8/1-10/1
WINTER RYE	40	0.9	4/15-8/15, 8/15-10/1
SUDANGRASS	11	0.25	5/15-8/15

TEMPORARY SEEDING IS NOT LIMITED TO THE SPECIES SHOWN. OTHER SPECIES RECOMMENDED BY THE SCS OR AS LIMITED BY SITE CONDITIONS MAY BE USED.

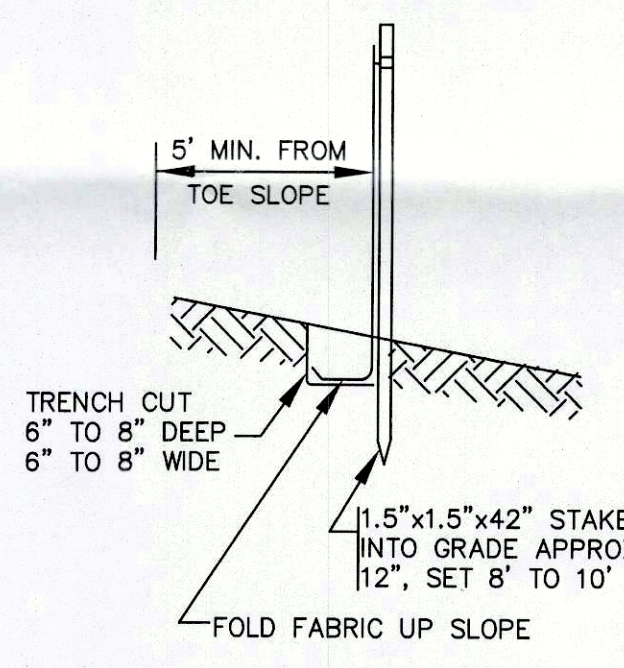
STRAW MULCH IS TO BE APPLIED TO SEEDING AREA AT THE RATE OF 1-1/2 TO 2 TONS PER ACRE, 70 TO 90 LBS. PER 1000 SQ. FT.

FINAL SEEDING SCHEDULE:

PROVIDE 4 INCHES OF TOPSOIL MINIMUM, FREE OF ROOTS, LARGE STONES, AND OTHER OBJECTS.

SPECIES	LBS/ACRE	LBS/1000SF	SEEDING DATES
KENTUCKY BLUEGRASS	40	0.90	4/15-6/15, 8/15-9/15
CREeping RED FESCUE	120	2.75	
PERENNIAL RYEGRASS	40	0.90	

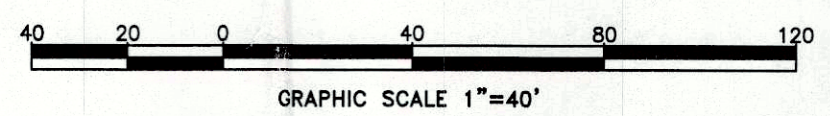
- NOTES:**
- SEDIMENT CONTROL FABRIC TO BE A GEOTEXTILE MATERIAL TREATED TO RESIST DEGRADATION FROM EXPOSURE TO SUNLIGHT.
 - USE ONLY GEOTEXTILES WHICH ARE ALREADY ON THE CONNECTICUT DEPARTMENT OF TRANSPORTATION'S GEOTEXTILE APPROVED LIST OF GEOTEXTILES.
 - AFTER FOLDING FABRIC EDGE, BACKFILL TRENCH WITH TAMPED ORIGINAL SOIL OR AGGREGATE.
 - INSTALL PER 2002 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL.



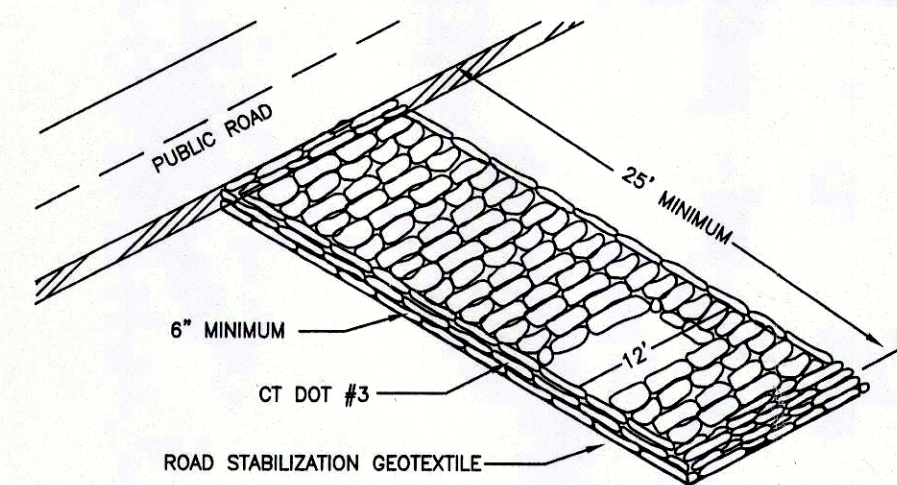
SILT FENCE INSTALLATION
NOT TO SCALE

LEGEND

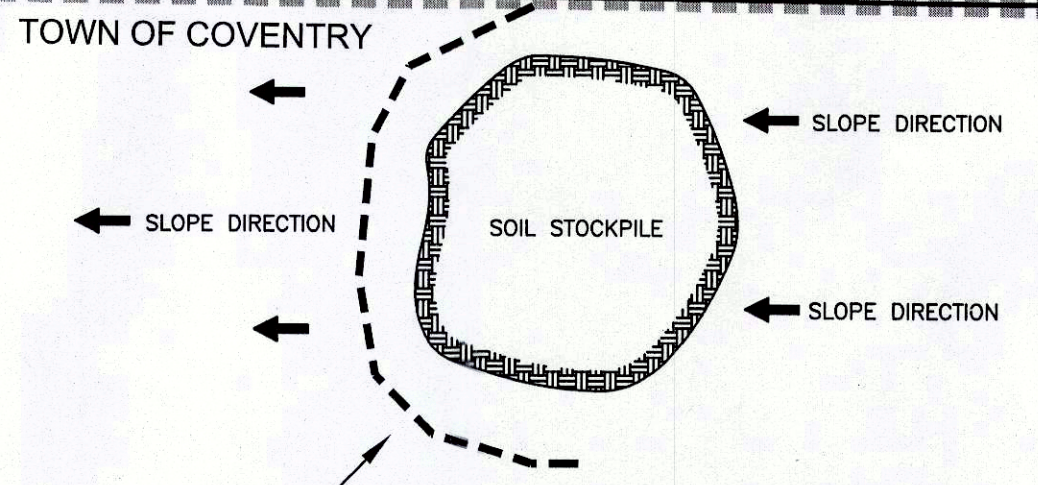
—	PROPERTY LINE
□	MONUMENT
○	IRON PIPE/PIN
○ ○ ○ ○ ○	STONEWALL
☆	LIGHT POLE
⊙	WELL
—	EDGE PAVEMENT
—	UTILITY POLE/OVERHEAD WIRES
—	INLAND WETLAND BOUNDARY
—	UPLAND REVIEW AREA
—	EDGE OF WATER
—	EXISTING CONTOUR
—	EXISTING ELEVATION
—	PROPOSED CONTOUR
—	STORM CULVERT



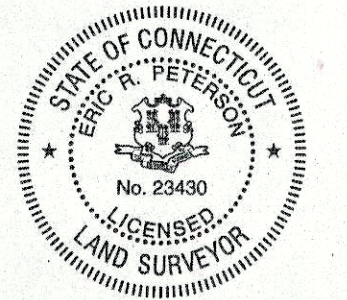
N/F
RICHARD MANNARINO &
ELIZABETH FLANNERY
1171 GRANT HILL ROAD



CONSTRUCTION ENTRANCE
NOT TO SCALE



STOCKPILE EROSION PROTECTION DETAIL
NOT TO SCALE

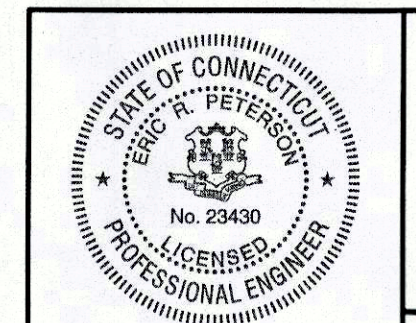


I HEREBY DECLARE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ERIC R. PETERSON
L.S. 23430
REGISTRATION NO.

THE WETLAND SOILS ON THIS PROPERTY WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CONNECTICUT P.A. 72-155 AS AMENDED BY P.A. 73-571 AND ARE ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK C.S.S.



REVISIONS

01/10/2024	SCALE	DATE	SHEET NO.	MAP NO.
01/25/2024	1"=40'	11-16-2023	1 OF 1	10489-K
02/28/2024				
04/26/2024				

IMPROVEMENT LOCATON SURVEY

PERMIT PLAN
LAND OF
KENNETH A. KAPLAN
398 GRANT HILL ROAD
TOLLAND, CONNECTICUT

GARDNER & PETERSON ASSOCIATES, LLC
178 HARTFORD TURNPIKE
TOLLAND, CONNECTICUT

PROFESSIONAL ENGINEERS LAND SURVEYORS

BY	SCALE	DATE	SHEET NO.	MAP NO.
E.R.P.	1"=40'	11-16-2023	1 OF 1	10489-K

**ZONING BOARD OF APPEALS
TOLLAND, CONNECTICUT
REGULAR (HYBRID) MEETING MINUTES OF JANUARY 25, 2024**

MEMBERS PRESENT: Mike Martel, Chair
Jean Fiske
Ben Chevalier
Jamie Davis

OTHERS PRESENT: Michael D'Amato, AICP, CAZEO
Louis & April Marchigiano, applicants

1. CALL TO ORDER

Mike Martel, Chair, called the meeting to order at 6:06 p.m. in Conference Room B.

2. PLEDGE OF ALLEGIANCE

Recited

3. SEAT ALTERNATES

Mike Martel established a quorum with Mike Martel, Chair; Jamie Davis, Ben Chevalier, and seating alternate member Jean Fiske for Claudette Morehouse.

4. PUBLIC HEARING

MOTION: Ben Chevalier/Mike Martel to open the public hearing. All were in favor. Motion carried.

4.1 **ZBA #24-1 – 17 Walbridge Hill Road** – Variance request from Section 17-2.C.1 to allow a 22' x 24' garage to be 7 feet from the side property line where 25 feet is required. Zone: RDD. Map/Block/Lot: 29/L/018. Applicant: Louis and April Marchigiano.

Mike Martel explained the two-part process of the ZBA meetings and noted that because there were only four Board members present instead of the full five-member Board, State statute requires that any approval must be unanimous. He said the applicants have the option to wait until next month if they prefer to try to have a full Board. The applicants, Louis and April Marchigiano said they were good with proceeding with a four-member Board.

Jamie Davis read the legal notice. Mike Martel noted they had heard this application late last year but had required the applicants have a survey done of their property to determine the actual distance from the garage to the property line. The true survey showed that the distance

was 7 feet, 7 inches. The hardship was due to the location of the wetlands on the property and the location of the septic system and leech field.

It was noted there were no comments from any of their neighbors and that the certified mailings to neighbors were turned in to the office. Louis Marchigiano noted the side of the garage that faces their closest neighbor does not have windows. There were no further questions or comments.

MOTION: Mike Martel/Ben Chevalier to close the public hearing. All were in favor. Motion carried.

5. BUSINESS MEETING

The Board discussed the application. There was general agreement that if the neighbors had expressed no objections, then the Board had no objection to the location of the garage. The garage was required to be a certain distance from the house. Jamie Davis noted there was no other logical place to put the garage.

MOTION: Ben Chevalier/Jamie Davis to approve ZBA #24-1 for a variance request from Section 17-2-C.1 as submitted. The hardship is due to the location of the septic system and the wetlands on the property. All were in favor. Motion carried.

Ben Chevalier reminded the applicants to return the signs at their earliest convenience.

6. APPROVE MINUTES – November 30, 2023 Regular Meeting

MOTION: Mike Martel/Ben Chevalier to approve the November 30, 2023 Regular Meeting minutes as written. All were in favor. Motion carried.

7. OTHER BUSINESS: Mike Martel asked if there are any upcoming applications.. Michael D’Amato said not at this time.

8. ADJOURNMENT

MOTION: Ben Chevalier/Mike Martel to adjourn the meeting and pay the clerk at 6:16 p.m. All were in favor. Motion carried.

Respectfully submitted,

Annie Gentile
Clerk

CT Land Use Commissioner Training

Thu May 16, 2024

12pm - 12:40pm Basic Training Webinar Series - Virtual/online

Calendar: CT Land Use Commissioner Training

Created by: donnadione.uconn@gmail.com

Mon May 20, 2024

6pm - 8pm Land Use Commissioner Basic Training for ZBA Members - Virtual/online

Calendar: CT Land Use Commissioner Training

Created by: david.dickson@uconn.edu

Thu Jun 20, 2024

12pm - 12:40pm Basic Training Webinar Series - Virtual/online

Calendar: CT Land Use Commissioner Training

Created by: donnadione.uconn@gmail.com