

**GIANTS NECK BEACH ASSOCIATION
ZONING COMMISSION
SPECIAL MEETING
JULY 14, 2015**

Members Present:

Gerry van Noordennen, Chair
Tom Fox
Jim Lafond
Jeff Scull

Alternate: Ken Hotarek

Also Present: Mary Agostini
Carl and Barbara Franzoni
Barbara Bernardo
Peter Springsteel

1. Call to Order

Mr. van Noordennen called the Giants Neck Beach Association Zoning Commission Special Meeting of July 14, 2015 to order at 6:47 p.m.

2. Seat Alternates, if needed

Mr. Hotarek was seated.

3. Approval of Previous Minutes

Mr. van Noordennen asked for additions, deletions or corrections to the September 12, 2014 Minutes.

MOTION (1): Mr. Lafond moved to approve the September 12, 2014 Special Meeting Minutes, as presented. Seconded by Mr. Fox. (3-0) Motion carried.

Mr. van Noordennen asked for additions, deletions or corrections to the January 9, 2015 Minutes.

MOTION (2): Mr. Fox moved to approve the January 9, 2015 Special Meeting Minutes, as presented. Seconded by Mr. Lafond. Messrs. Fox, Lafond were not present but read the minutes. (4-0) Unanimous.

Mr. van Noordennen asked for additions, deletions or corrections to the February 13, 2015 Minutes.

MOTION (3): Mr. Fox moved to approve the February 13, 2015 Zoning Meeting Minutes, as presented. Seconded by Mr. Lafond. Mr. Lafond was not present but read the minutes. (3-0) Unanimous.

Mr. van Noordennen asked for additions, deletions or corrections to the May 27, 2015 Minutes.

MOTION (4): Mr. Lafond moved to approve the May 27, 2015 Zoning Meeting Minutes, as presented. Seconded by Mr. Hotarek. (3-0) Unanimous.

4. Review, discuss and take action on the following applications submitted:

a) Agostini Residence - 22 Brockett Road -- add a roof dormer.

Mr. Springsteel stated he is the architect representing Mary Agostini who is seeking to add a roof dormer to her home at 22 Brockett Road. The revised plan shows a gable dormer with skylights with no additional setbacks. Nothing has changed on the first floor.

MOTION (5): Mr. Lafond moved to accept the plan to add a roof dormer and skylights at 22 Brockett Road. Seconded by Mr. Fox. (4-0) Unanimous.

Commission member Jeff Scull arrived.

b) Franzoni Residence - 216 Giants Neck Road - Add bay window, propane tank and raise deck.

Mr. Springsteel reported he represents Carl and Barbara Franzoni, the owners of 216 Giants Neck Road. He showed photos of their home. He stated most of the work is interior. At the back of the building the windows will be made larger. In the kitchen they are proposing a taller bay window.

The only other issue they have is they are in the flood zone. We would elevate the roof line and raise it 8". Mr. van Noordennen asked what would that do to the deck elevation? Mr. Springsteel replied it would bring the deck up 8". He added there would be no increase to the footprint on the first or second floor.

They would like to have a larger propane tank and move it to the other side of the house. Mr. van Noordennen asked if he had a plot plan? Mr. Springsteel referred to the Town GIS map. It was felt the applicant would have to have a survey done. There is a stone wall to the rear of the property. Several years ago a 3' strip of land was deeded to the owner of this property in order that their view was not obstructed.

Mr. van Noordennen asked how far will the tank be from the extended property? Mr. Franzoni replied at least 3', because it would be on the original property. Mr. Springsteel stated it is over the setback.

Mr. van Noordennen felt in this situation we would allow them to put a tank on the side within 6'. Mr. Hotarek asked what is the footage to the line. He was informed 3'.

Mr. van Noordennen felt the applicant would want the property line 2' or less from the actual structure. Mr. Scull asked if they considered burying the propane tank? Mr. Franzoni he was concerned it may be an environmental issue some time in the future. Mr. Fox felt they cannot modify the outside of the building. Mr. Springsteel stated a portion of the roof will be raised. Mr. Franzoni stated the tank could be buried. Mr. Springsteel stated they have a view to the southwest. The applicant does not intend to raise the main roof. He would like to raise the deck and put a railing on it for safety. The tank would be placed in the front yard or the buried in the rear yard. The deck would be lifted.

MOTION (6): Mr. Lafond moved that we accept the plan for 216 Giants Neck Road, subject to appropriately locating the propane tank and amend the plan to raise the Master Bedroom deck and not the main roof. Seconded by Mr. Fox. (5-0) Unanimous.

5) Report from Zoning Enforcement Officer.

Mr. van Noordennen reported he received a complaint about fencing at the corner of Griswold and 294 Giants Neck Road. He asked them to remove the fence.

At 8 Griswold a 7' fence was erected. He asked them to remove the fence. They also had very large wooden compost bins. They need to come before this Commission for approval. There are two old fences: a plastic fence approximately 8' high and a wooden fence that is over 25 years old.

Mr. van Noordennen will write a letter to both of the owners requesting that they remove the fence and on the compost bins in an empty lot, he will issue a cease and desist order. They will be given thirty days to comply. Mr. Scull read from the Zoning Regulations.

Mr. van Noordennen reported the Ranelli's house is completed, and there has been no new issues on the contractors blocking the road. He received a call from an architect stating the Ranelli's would like to build a seawall. Mr. van Noordennen will ask if they plan to change the height of the seawall.

6) Report of any Correspondence. There was no correspondence.

7) Other items which may come before this Commission. There were none.

8) Adjournment.

**MOTION (7): Jeff Scull moved to adjourn the Giants
Neck Beach Association Special Zoning
Commission Meeting at 7:45 p.m.
Seconded by Jim Lafond. (5-0)
Unanimous.**

Respectfully submitted,

Frances Gheri, Recording Secretary