

**THE CITY OF GROTON  
ZONING BOARD OF APPEALS  
MEETING MINUTES  
SPECIAL MEETING  
THURSDAY, OCTOBER 21, 2010**

**MUNICIPAL BUILDING  
COUNCIL CHAMBERS  
7:30 P.M.**

**I. ROLL CALL**

Present: D. Rugh, R. Walker, J. Zeppieri  
Alternate: B. Frucht, S. Bennett  
Also Present: Applicant & C. Smith  
Absent: Harkens, Gergen

Call to order: 7:35 p.m.

**II. APPROVAL OF MINUTES**

Zoning Board of Appeals Meeting Minutes of the June 22, 2010, meeting.

Motion: R. Walker  
Second: J. Zeppieri  
Decision: Approved

**III. PUBLIC HEARING**

1. **ZBA Application #477:** Applicant; Stephen J. Joncus, property located at: 150 Bridge Street seeks a Variance from the requirements of the Zoning Regulations; to vary the parking requirements to account for the multiple use of the property.

**Exhibits presented:**

- |                         |                             |     |
|-------------------------|-----------------------------|-----|
| 1. Agenda               | 8. Review from Fire Dept.   | 15. |
| 2. Special Meeting      | 9. Review from Parks & Rec. | 16. |
| 3. Application #477     | 10. Review from Police      | 17. |
| 4. Cert. Mailings       | 11. Review from Groton      | 18. |
| 5. A & B Day ad         | Utilities                   | 19. |
| 6. Memo to City Planner | 12. Site Map Plan           | 20. |
| 7. Memo from P & Z      | 13. Site Plan update        | 21. |
| Commission              | 14. Pictures of business    | 22. |

**Discussion: Storage need. Hardship parking/safety**

Motion to Approve: J. Zeppieri

Second: R. Walker

Decision: Approved; safety hardship (re: parking) reason for approval

**PUBLIC HEARING CLOSED AT 8:10 p.m.**

**IV. OTHER BUSINESS**

**V. ADJOURNMENT**

Motion to adjourn: R. Walker

Seconded by: J. Zeppieri

Decision: To approve

Meeting adjourned at 8:15 p.m.

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Barbara Frucht, Acting Secretary