

Preston Zoning Board of Appeals

Regular Meeting - Monday, November 14, 2022
Preston Town Hall, 389 Route 2, Preston, CT – Lower Level
Time: 6:00 p.m.

AGENDA

1. Call to Order

2. Roll Call:

Regular Members:

John Moulson – Chairman

Gregory S. Moran Sr.

Nicholas Vegliante

Merrill Gerber

Alternates:

John Sacrey

Nicole Serra

Justin LaFountain – Zoning Enforcement

Kenneth Slater – Town Attorney

Roberta Charpentier – Recorder

3. Approval of Regular Meeting and Public Hearing minutes of October 11, 2022.

4. Communications: e-mail from Atty. Mathew Greene regarding 11 Hinckley Hill Rd

5. Continuation of Public Hearing: ZBA-2022-002 – R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg. 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg. 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg. 15.2 Dimensional Requirement Required lot frontage on street 250 ft. to zero ft. (0) parcel not on town road. Zoning Reg. 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

6. Old Business: Discussion regarding Regular vacancy, must be filled by a Democrat, term through 11/21/2023 and Alternate vacancy. Both would be filled by the Board of Selectman.

7. Old Business: ZBA-2022-002 – R Richard Snarski, 11 Hinckley Hill Road. Applicant seeking to vary Zoning Reg. 3.14.3(e), Lot Access and Driveways, use of a right of way for two (2) lots. Zoning Reg. 3.14.3(a) required access from an accepted town road or state numbered highway, not on a town road. Zoning Reg. 15.2 Dimensional Requirement Required lot frontage on street 250 ft. to zero ft. (0) parcel not on town road. Zoning Reg. 16.5 Rear Lot Development, twenty-five feet required to zero (0) parcel not on town road.

8. New Business:

1) ZBA-2022-003 – Matthew & Jamie Gauthier, 12 N Shore Rd, for 240 Route 164. Seeking a variance of Zoning Reg.15.5, rear setback, from 40 ft required to 25 ft provided.

Public hearing will be on December 12, 2022 due to required running of legal notice in the Norwich Bulletin.

2) Review and approval of 2023 Meeting schedule.

9. Public Comment

10. Adjournment

MUELLER GREENE

ATTORNEYS AT LAW

300 State Street, Suite 209, New London, CT 06320
Telephone: (860) 442-2252 Facsimile: (860) 442-2253

Mathew H. Greene, Esq.
matth@muellergreene.com

Victoria S. Mueller, Esq.
victoria@muellergreene.com

Kathleen M. Flynn, Esq.
kathleen@muellergreene.com
Also admitted in RI & MA

October 12, 2022

John Moulson, Chairman
Preston Zoning Board of Appeals
Preston Town Hall
389 RT 2
Preston, CT 06365

RE: Variance request of R. Richard Snarski

Mr. Chairman,

Pursuant to your request, I am writing to confirm my oral presentation from last evening that the variance request under section 3.14.3 e), stating "A shared driveway shall not be permitted unless within a multifamily or commercial planned development." is withdrawn. The request for a variance under section 16.5 b) is also withdrawn, as the proposed split does provide a 25 foot strip of land on the proposed lot.

The variance requests under section 15 (frontage) and Section 3.13.3 a) are the only variances being requested. Thank you.

Very truly yours,


Mathew H. Greene



Town of Preston
 Town Offices
 389 Route 2
 Preston, Connecticut 06365

Application to the Zoning Board of Appeals

ZBA - 2022-003

File # _____ Date 11/3/2022 Fee Paid \$ 110⁰⁰ ck# 276
 \$50.00 Zoning Fee pd \$60.00 State Fee pd

Applicant's Name Matthew + Jamie Gauthier

Applicant's Mailing Address 12 N. Shore Rd Preston CT 06365

Day Time Phone: 860-608-3243

Applicant's Interest In Property Owner Lessee Agent

Name Of Deed Owner, If Other Than Applicant: _____

Application for: Variance Location Approval For Dealing In/Or Repairing
 Motor Vehicles, Appeal of A Decision Of The Zoning Enforcement Officer.

Other _____

Address of Property 240 Rt 164 Preston CT 06365

Assessor's Map # 130-164-240 Deed Reference: Volume 218 Page 252

Zone RS-1

Vary - Zoning Reg 15.5

Describe in detail what is being requested by this application. Where locations and dimensions are issues, attach a plot plan showing existing and proposed buildings and their sizes, distances from buildings to property lines, and floor plans if interior issues are discussed

We are seeking a variance for the rear lot set-back of 40 feet to 25'. The existing house is currently only 14 feet from the rear lot set-back. The new house* will be moved back to make the set-back even farther than the existing set back. (existing house set back is 14 feet from rear lot, new house set-back will be 25 feet from rear lot) Attached are the already

approved, septic, well, Indian/Wetland, and Demo Permits

[Signature]
 Signature of Applicant

* old house 608 #
* new house will be 728 #



PERMIT TO CONSTRUCT/ Renovate A SEWAGE DISPOSAL SYSTEM

PERMIT # 4795

Approved Septic Permit

Approval is hereby granted for the construction of a sewage disposal system located at 240 Route 164 in Preston, Ct.

Owner: Matt & Jamie Gauthier

Installer: Dan Quinn # 5016

Residential; Number of bedrooms: 2 bedroom

INSTRUCTIONS TO THE INSTALLER

- 1) The Uncas Health District is to be contacted before any change is made in the system location, size or design.
- 2) Any new sewage disposal system must conform to all requirements of section 19-13-B103 of the Connecticut Public Health Code.
- 3) All construction must be under the direct supervision of an installer licensed under section 20-341 of the Connecticut General Statutes.
- 4) The installer is responsible for verifying the locations of property lines, water lines, wells and buried utility lines prior to installation.

SPECIFIC INSTRUCTIONS: Install in accordance with site plan. Surveyor to stake house, well and septic system location. Two water supply wells on adjacent properties to be filled at the time of septic installation as agreed. Existing cesspool and dug well on subject property also should be pumped as needed and filled.

Approved by: *Albert Gosselin*
Albert Gosselin R.S.

Date: August 2, 2022

Permit expires: 8/2/23

Permit renewed:

401 West Thames Street - Suite 106 Norwich, CT 06360-7106
Telephone No. (860) 823-1189 ext. 119 FAX No. (860) 887-7898
E-Mail: chfsanit@uncashd.org
Internet: <http://www.uncashd.org>

Approved well Permit

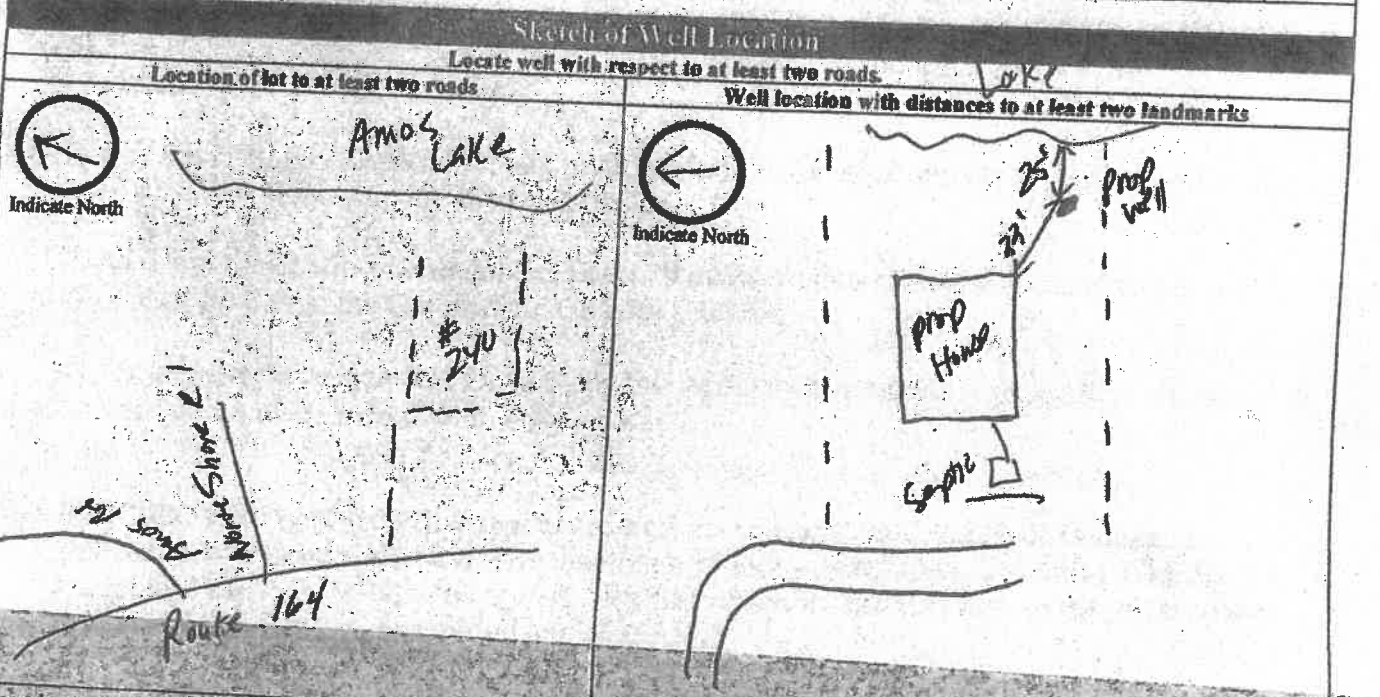
STATE OF CONNECTICUT
 DEPARTMENT OF CONSUMER PROTECTION
 WELL DRILLING PERMIT
 450 Columbus Boulevard, Suite 901, Hartford, CT 06103
 Email: DCP.WellReports@ct.gov
 Website: www.ct/dcp

REGISTERED
 AUG 04 2022
 Uncas Health District



Property Address Information			
Town Name	Preston	Address	240 Route 164
Owner of Well:	<input checked="" type="checkbox"/> Individual	<input type="checkbox"/> Business	Other: (Specify)
Owner Information	First Name: Matt	Last Name:	Gauthier
Street Address (please enter information in fields above)		Town	State
12 North Shore rd		Preston	Ct
			06365
			Zip Code

Proposed Use of Well								
Domestic	Business	Farm	Test Well	Public Supply	Industrial	Air Conditioning	Other (Specify)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
New Construction/ remodel							Estimated # of people served	4



Approximate number of feet from well to nearest source of possible contamination: 75'

The undersigned is aware that upon completion of the well casing extension, a "Well Completion Report" containing construction details and information must be sent to the owner, the Department of Consumer Protection, the Water Resources Commission and the local Health Department on the form provided by the agency. This permit is not valid until all information is filled in and it has been countersigned by the Director of Health or his/her agent.

Earl Semmetrock	LaFramboise Well drilling	P.O. Box 303 Thompson Ct 06277
Applicant Name (Print above)	Applicant Business Name	Applicant Address
earl@thewaterexperts.com	860-925-6643	
Applicant Email Address	Applicant Phone Number	Applicant Signature
Registration Number W113		

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Rejected	Date Permit Approved/Rejected	Date Work Completed
BY: Town Health Officer/Agent (Print name above)		Signature	

REMARKS

WD 93-22
 8/1/22

AUG 04 2022
 Health District

REV. 09/2021

Approved Inland/Wetlands Permit



TOWN OF PRESTON
TOWN OFFICES
389 ROUTE 2
PRESTON, CONNECTICUT 06365-8830

CERTIFIED MAIL

September 27, 2022

Matthew and Jamie Gauthier
12 North Shore Road
Preston, CT 06365

Dear Matthew and Jamie Gauthier:

Re: IW Application #2022-09, Matthew and Jamie Rice, Applicant/Owner for property located at 240 Route 164; building demolished and new build. APPROVED WITH CONDITIONS.

At the regular meeting of the Preston Inland Wetlands & Watercourses Commission held on September 20, 2022, the Commission reviewed your above noted application and voted to approve your project with the revised plan showing the dimension from the proposed deck to the pond, with a bond of \$500.00, and an expiration date of September 20, 2024.

Please contact the Inland Wetlands Agent at X118 or iwa@preston-ct.org, prior to the start of work and also when the work has been completed.

If there are any questions regarding this approval, please do not hesitate to contact Kim Lang in the Inland Wetlands Office at 860-887-5581 x118.

Very truly yours,

John Moulson

John Moulson
Chairman
Inland Wetlands & Watercourses Commission

cc: IW Agent

Approved Demo Permit



TOWN OF PRESTON
Building Department
389 Route 2
Preston, Connecticut 06365
860-887-5581 x 103 voice
860-204-0021 facsimile

Permit Number: 22-0011-DR
Street: 240 ROUTE 164
Map: 13-0-164-240
Date of Permit: 6/15/2022 12:00:00 AM

DEMOLITION PERMIT

Total Fee's Paid: 95.00

To: Demolition of structure

Located at: 240 ROUTE 164, Town of Preston, Connecticut

Said: Demolition - Res

As described in Application # 22-0011-DR and to conform with plans and specifications filed with application including all provisions of the Connecticut State Building Code as well as all other applicable laws and rules retaining to this work. If no work is performed within six months from the time of issuance, this permit shall expire by limitation as provided by law

Remarks:

Approved by: J. E. Kuba
Building Inspector

6-15-22
Date

Land Use

Use Code 1013
Description SFR WATER MDL-01
Zone RS-I
Neighborhood 0030
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.21
Frontage 0
Depth 0
Assessed Value \$78,600
Appraised Value \$112,300

Outbuildings**Outbuildings****Legend**

No Data for Outbuildings

Valuation History**Appraisal**

Valuation Year	Improvements	Land	Total
2012	\$22,500	\$96,700	\$119,200
2011	\$30,800	\$118,600	\$149,400
2007	\$30,800	\$118,600	\$149,400

Assessment

Valuation Year	Improvements	Land	Total
2012	\$15,700	\$67,700	\$83,400
2011	\$21,600	\$83,000	\$104,600
2007	\$21,600	\$83,000	\$104,600

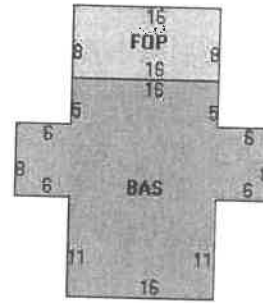
Replacement Cost
Less Depreciation: \$20,900

Building Photo



(<https://images.vgsi.com/photos/PrestonCTPhotos/A00/00/10/39.jpg>)

Building Layout



(https://images.vgsi.com/photos/PrestonCTPhotos/Sketches/862_862.jpg)

Building Attributes	
Field	Description
Style:	Camp
Model	Residential
Grade:	Below Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Asbest Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Panel
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	None/Coal/Wd
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	0
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	1 Room
Bath Style:	
Kitchen Style:	
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	480	480	
FOP	Porch, Open, Finished	128	0	
		608	480	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
FPL1	FIREPLACE 1 ST	1.00 UNITS	\$1,100		1

Land

TOWN OF PRESTON
ZONING BOARD OF APPEALS COMMISSION
2023 SCHEDULE OF REGULAR MEETINGS
AND DEADLINES FOR APPLICATIONS

MEETING DATE		APPLICATION DEADLINE	
February	13, 2023	January	20, 2023
March	13, 2023	February	17, 2023
April	10, 2023	March	17, 2023
May	8, 2023	April	14, 2023
June	12, 2023	May	19, 2023
July	10, 2023	June	16, 2023
August	14, 2023	July	21, 2023
September	11, 2023	August	18, 2023
October	10, 2023 - Tuesday	September	15, 2023
November	13, 2023	October	20, 2023
December	11, 2023	November	17, 2023
January	8, 2024	December	15, 2023

The regularly scheduled meetings are the second Monday of each month –
**EXCEPT FOR THE OCTOBER MEETING WHICH WILL BE HELD THE SECOND TUESDAY
OF THE MONTH**

These meetings are held in the Town Hall Conference Room at 6:00 PM

Applications will be accepted after the deadline for the submission of applications; however, it cannot be guaranteed that the application will be placed on the agenda for the regular meeting.

For public hearings all notices should be sent out within ten (10) days of the meeting.