

November 19, 2024

**ZONING BOARD OF APPEALS  
Regular Meeting  
Unapproved Minutes of Motions  
November 19, 2024**

**Members Present:** Carl Graveline Chairman, Roger Sherman Vice Chairman, Galen Lowell, Gil Graveline

**Alternate Members Present,** Carey Fitzgerald, Gabor Presser seated for Kristen Santovasi

**Regular Members Absent:** Kristine Santovasi,

**Others Present:** John Dion

The meeting called to order by **Chairman Graveline** at 7:00 p.m. The meeting is recorded.  
The Chairman called for all to stand for the Pledge of Allegiance

**4.Approval of Minutes**

- a) Regular Meeting Minutes, October 22, 2024

Motion made by R. Sherman seconded by G. Lowell to approve meeting minutes October 22, 2024

Vote: 5 Aye; 0 Nay

Motion passes minutes approved

**5.Correspondence** – Annual CFPZC Fall newsletter

**6. Old Business-**

- a. Meeting dates 2025

Motion made by G. Pressor seconded by G. Lowell to approve the 2025 meeting dates.

Vote 5 Aye 0 Nay

Motion passes

**7.Public Hearings –**

**7:05 PM** Application # 12-24 -John Dion, 54 Straitsville Road request for a 30 ft variance to construct a storage shed 20 ft from a front yard (street) line setback and in the front range of existing home. Sections 3.3.4.1 and 5.2.5.4 of the Zoning Regulations require a shed to be located a minimum of 50 ft from the front(street) line setback and behind the rear range of the house.

Chairman Graveline read the legal notice into the record:

The Prospect Zoning Board of Appeals will hold a public hearing on Tuesday, November, 19, 2024 at the Prospect Community Center, 12 Center Street on the following application:

App # 12-24 -John Dion, 54 Straitsville Road request for a 30 ft variance to construct a storage shed 20 ft from a front yard (street) line setback and in the front range of existing home. Sections 3.3.4.1 and 5.2.5.4 of the Zoning Regulations require a shed to be located a minimum of 50 ft from the front(street) line setback and behind the rear range of the house

The complete file may be reviewed in the Land Use Office in the Prospect Town Hall, 36 Center Street, Prospect, CT

Carl Graveline, Chairman

Zoning Board of Appeals

Published Waterbury Republican newspaper on 11-8-24 and 11-15-24

The Chairman asked is anyone was present to represent the application.

**John Dion** of 54 Straitsville Road presented his application. His hardship is the location of the septic system, ledge in the yard and he is a corner lot.

Board members asked questions

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Motion made by G. Graveline seconded by G. Lowell to close the public hearing. Public hearing is closed.

**8. Action on Applications-**

a) Application # 12-24 -John Dion, 54 Straitsville Road request for a 30 ft variance to construct a storage shed 20 ft from a front yard (street) line setback and in the front range of existing home. Sections 3.3.4.1 and 5.2.5.4 of the Zoning Regulations require a shed to be located a minimum of 50 ft from the front(street) line setback and behind the rear range of the house

Motion made by **G. Graveline** seconded by **R. Sherman** to approve the variance application with the hardship as presented the location of the septic system, ledge and property being a corner lot

Vote 5 Aye 0 Nay

Motion passes unanimously

Variance approved.

**9) New Business – None**

**10)Adjournment:** Motion made by **R. Sherman** seconded by **G. Graveline** to adjourn the meeting.

Vote 5 Aye 0 Nay Motion passes unanimously

Meeting Adjourned at 7:27 PM

Respectfully Submitted,

Mary Barton

Land Use Inspector/ZBA Clerk

11-26-24

PROSPECT, CONN.  
TOWN CLERKS OFFICE  
RECEIVED FOR RECORD  
2024 NOV 26 PM 4:16  
Michelle F. Sorelli  
TOWN CLERK