

Zoning Board of Appeals Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of January 16, 2018 was called to order at 7 pm by Chairman James Sette. Also attending Bud Beccia, David Laska, Leonard Tamsin, and Alternates Don Schilder and Brad Crerar (sitting for absent Peter Berdon)
Absent: Alternate Barry Beletsky

Old Business:

17/12 – 1. Deborah Frawley, Owner/Pattison Bros. Const. LLC, Applicant, 16 Double Beach Road: Since Regular Member David Laska was not present at the original hearing, the Applicant explained the reason for continuing the application from the previous month and the application was reheard to refresh everyone. The house and deck were built without permits back in the 80's and due to the configuration of the property and outcroppings with rocky terrain the structures were built off center. After the builder tore down the original deck to rebuild it on the prior footprint, it was found that it protruded 2 ft. into the front property line at one corner therefore requiring a variance. Since there was no history of the house being built and the previous variance should have addressed the problems now presented, the Board felt that they would probably have approved it at that time so on the Motion by Jim Sette, second by Brad Crerar, all members present were in agreement and the variance was granted 5/0.

New Business

18/1 – 1. Susan Clark and Amy Wishingrad, 25 Brocketts Point Road: The builder was in contact with the Branford Building Inspector and followed his recommendations as to the minor alternations to the structure and when the as-built was submitted, it was noted that the four foot overhang was two feet into the setback and the Commission was not comfortable with the fact that in complying with the recommendations of the building inspector, this error was made. They agreed it would make for a safer entryway, however. They would like to address it with the ZEO and the Building Inspector before taking action on the application, therefore it has been continued to February 20, 2018 on the motion by Bud Beccia and agreed to by members of the Board so concerns can be addressed.

18/1 – 2. Steven E. Beaulieu and Debra J. Sanford, Owner/B&T Remodeling LLC, Applicant, 15 Jourdan Road: Tabled to February 20, 2038

18/1 – 3. Preston Maynard, 24 Terhune Ave: Tabled to February 20, 2018

Other Business:

972 West Main Street (Rear Building) Town Fair Tire: DMV Location Approval with CGS Sec 14-54: The applicant explained that it will be needed to expand to an extra bay is an adjacent building. Based on the approval of the Planning and Zoning Commission made in December, On the Motion by Jim Sette signed off on the location approval for the ZBA with a second by David Laska and members in agreement.

Minutes of December 19, 2017 were accepted on the motion by Bud Beccia, second by Brad Crerar and the meeting adjourned at 7:45 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk