

Zoning Board of Appeals
Agenda
Tuesday, June 20, 2017, 7:00pm
Canoe Brook Senior Center, 11 Cherry Hill Road

Old Business:

- 15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO - Continued from May 16, 2017 to June 20, 2017.

New Business:

- 17/6 – 1. Allyson Weymouth and Joel Slowik, 18 Forest Street Extension, (B10-3-18 R-4) Var. Sec. 3.4.A – Line 5: Front Setback from 40 ft. to 34.3 ft. (existing) and Line 6: Side Setback from 20 ft. to 14 ft. Also, Waivers of Sec. 8. A - Lines 1 & 3 - Increase in nonconforming structure and 8.1.F – Line 1: To allow increase of nonconforming structure on nonconforming lot to allow additions totaling of 376 SF.
- 17/6 – 2. Brian Love, 31 Thimble Islands Road, (J8-1-20 R-3) Var. Sec. 3.8.B.3: To allow a accessory structure closer to the street line than the principle structure for a new detached garage.
- 17/6 – 3. 1 Sybil Avenue/Connecticut Department of Transportation, 1 Sybil Avenue (E10/F10-18-1 BL) State Project No. 14-177 Bridge replacement project proposes acquisition of 196+/- SF of land in fee from subject property. Var. Sec. 4.4.B – Bulk Requirements - Line 1: from 20,000 SF to 13,743+/- SF (13,939 SF existing) and Waiver of Sec. 8.1 F - Nonconforming lot.
- 17/6 – 4. Buds Realty LLC/Connecticut Department of Transportation, 3-7 Linden Avenue (E10/F10-1-14 Zone BL) State Project No. 14-177 Bridge replacement project proposes acquisition of 291+/- SF of land in fee from subject property. Var. Sec. 4.4.B – Bulk Requirements - Line 1: from 20,000 SF to 11,035+/- SF (11,326 SF existing); Line 5(1): reduction of front setback from 15' to 14' (17' existing); Line 10: increase impervious surface from 0.60 to 0.64 (0.63 existing) and Waiver of Sec. 8.1 F - Nonconforming lot.
- 17/6 – 5. George E. Gercken/Connecticut Department of Transportation, 202 South Montowese Street. (E10/F10-1-57 BL) State Project No. 14-177 Bridge replacement project proposes acquisition of 636+/- SF of land in fee from subject property. Var. Sec. 4.4.B – Bulk Requirements - Line 1: from 20,000 SF to 15,481+/- SF (16,117 SF existing) and Waiver of Sec. 8.1 F - Nonconforming lot.

17/6 – 6. Greg Cox, Owner/Tony Thompson, Applicant, 1-5 Fenway Road (E11/D11-4-9 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 18 ft. (Fenway Road) and to 27 ft. (Pawson Park Road). Also, Waiver of Sec. 6.2.E (4) Narrow streets; Sec 3.8.B Line 3: to allow accessory structure closer to the street line than the principal structure; and Sec 8.1.F Line 1(1) to allow construction of a nonconforming building on a nonconforming lot to allow for 22x34 free standing garage.

17/6-7. Michael Corcoran, 1 Bishop Road (F10-3-10 Zone R-3) Var. Sec. 3.4.A Line 5: Reduction of front setback from 30' to 14.5'; Line 6: Reduction of side setback from 15' to 3.4'. Also, Waiver of Sec. 6.2.E Line 4: Narrow streets; Sec. 8.1.F Line 1 (1) & (2): to allow construction on a lot less than 4, 000 s.f. for new single family FEMA compliant home.

Minutes:

1. May 16, 2017-discussion and approval

Other Business:

1. To consider and if appropriate approve a settlement proposal in the matter of Stony Creek Association, et al v. Branford Zoning Board of Appeals, et al., Docket No. UWY-CV-15-6051727-S.