

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of December 19, 2017 was called to order at 7 pm by Chairman James Sette. Also attending Bud Beccia, Leonard Tamsin, Peter Berdon, Alternates Brad Crerar, and Donald Schilder, who sat for David Laska who was absent. Barry Beletsky who sat for Leonard Tamsin on #3 Walsh Intermediate School.

17/12 – 1. Deborah Frawley, Owner/Pattison Bros. Const. LLC, Applicant, 16 Double Beach Road: 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 the request for waiving the narrow street regulation, the Board needed more specific details on the plot plan showing exactly where the boundary line is in relation to the deck and rather than withdraw or deny the application, it was decided to continue the hearing to January 16, 2018 to allow time for the applicant to measure and draw in the dimensions.

17/12 – 2. Audrey C. and Jack W. Kramer, 9 Fitzgerald Lane: A variance for the pool became necessary when the applicant applied for a building permit for the deck requiring an A-2 Survey and it was realized that the in-ground pool intruded on the rear property line when it was installed, probably due to the topography and this being a hardship, the Board agreed that they probably would have approved it anyway. The new deck is already completed and is adjacent to the pool for better access. The applicant submitted five (5) letters of support from neighbors and showed pictures of the area as being sloped. Granted 5/0 with condition to limit the variance to what is shown in the file. Jim Sette made the motion, second by Peter Berdon, with Don Schilder, Leonard Tamsin and Bud Beccia in agreement.

17/12 – 3. Town of Branford, Owner/Antinozzi Associates, Applicant, 185 Damascus Road, Walsh Intermediate School: The requested signs are replacing two smaller signs in slightly different locations at each end of the entry/exit driveway in front of the school, as well as one which will require attaching lettering on the front of the building. The applicant described the new signs as being mounted on either Stony Creek Granite or brick, depending upon cost, but amounting to the same size either way. Members of the Board were inclined to favor the Granite, however it is not their decision to make. The driveway will be one way, except for the portion where axillary parking is allowed and will be illuminated by the lights in the parking areas only. Granted 5/0 on the motion by Jim Sette, second by Bud Beccia, joined by Peter Berdon, Don Schilder, and Barry Beletsky (sitting for Leonard Tamsin on this matter).

17/12 – 4. James M. Sette, 215 Linden Avenue: Withdrawn and will resubmit at a later date.

Minutes of November 21, 2017 were accepted on the motion by Bud Beccia, second by Barry Beletsky with Jim Sette, Leonard Tamsin and Brad Crerar in agreement and the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk