

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of July 17, 2018 was called to order at 7 pm by Chairman James Sette. Also sitting: Anthony Beccia, David Laska, Peter Berdon, Leonard Tamsin and Alternates Brad Crerar, Donald Schilder, and Barry Beletsky.

18/7 – 1. Eric Anderson, 9 Rose Hill Road, The applicant wishes to replace his existing front porch with new porch with wrap around walkway and will remain on the original footprint. The walkway will be raised to be level and the portion for the rear deck is minimal. The nonconforming house was built in 1900 and has been recently renovated. Approved 5/0 on motion by James Sette, Second by Brad Crerar, with Barry Beletsky, Bud Beccia, Leonard Tamsin and David Laska in agreement.

18/7 – 3. John C. Drumm, 1 Bishop Road: The applicant was represented by Criscuolo Eng, who described the parcel as small triangular shape that has encountered previous variances and the corner of the deck as planned already has existing stairs. The abutting neighbor Mr. Yanaich at 5 Bishop was present in support. On the motion by James Settee, second by David Laska, the variance was granted, 5/0 with Barry Beletsky, Bud Beccia, Leonard Tamsin and Peter Berdon in agreement.

18/7 – 2. John and Arianne Buzzard, 14 First Avenue: The applicants described the pool as being only 3 ft. to 6 ft. deep, and the small area is located within the property lines, with a small increase in coverage area being the only variance needed and is in keeping with other pools in the area. Peter raised the question of hardship, which was addressed in discussion to be a small increase in coverage and although a pool is not a necessary thing, it is also a current acceptable option for recreation.

Concerns were brought up by abutting neighbors, Mary Hitchcock at 10 First Avenue who said she was not in opposition but had questions concerning installation. She described the area as ledge and worried that any additional impervious surface might increase the already flooding conditions. The applicants were accompanied by the Pool by Murphy representative who described the installation process to alleviate any concerns about aggravating existing water problems that might occur from installing a small 11x21 ft. inground splash pool. There would be no blasting necessary and at its deepest would be only 6 ft. and was tested showing no ledge under the area. He described the process to the satisfaction of the Board who approved the variance and granted on condition. During excavation if groundwater is encountered, the applicant shall hire a civil engineer to create a system to contain that excess groundwater on site. Granted with conditions - 4/1 on the motion by James Sette, second by David Laska, with Leonard Tamsin, Donald Schilder in agreement, while Peter Berdon passed.

The Minutes of June 19, 2018 were accepted on the motion of Bud Beccia, second by Barry Beletsky.

Respectfully submitted,

Mary Leigh Bianchi

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