

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of July 18, 2017 was called to order at 7 pm by Chairman James Sette with Anthony Beccia, Leonard Tamsin, Peter Berdon and Alternates Brad Crerar, Donald Schilder and Barry Beletsky in attendance. Absent: Peter Berdon, Brad Crerar sitting in his place and David Laska, Barry Beletsky sitting in his place. Donald Schilder was also present to sit on 17/6 – 6. 1 Fenway Road which had been continued from June when Jim Sette was absent.

Old Business

15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO – The Planning and Zoning Commission approved the requests on this matter, however the Attorneys representing the appellant requested an extension until the August meeting when the appeal period of the Planning & Zoning Commission's decision would expire. The Board approved 5/0.

17/6 – 6. Greg Cox, Owner/Tony Thompson, Applicant, 1 Fenway Road: The applicant is presently represented by Atty. Bob Harrington who read into the record the Minutes of the previous hearing and agreed that the house is on a substandard lot with two inter-connecting roads and the plans for the new garage were laid out so as not to interfere with the site lines. Connecting the new garage to the house would be almost impossible due to the design of the house which would require removing the existing window and doorway, as well as a small addition and would extend further into the property line and would also require a new driveway curb cut on Pawson Park Road. Since the present garage is substandard and the new structure would be larger than the existing one, it could not be aligned properly therefore would also require a lot of fill.

He also tried placing it elsewhere on the property, however each area would still require a variance. Taking into consideration the water views, this was the best place to achieve the purpose of eliminating parking problems and Atty. Harrington showed several other lots in the area where there are similar garages. Several neighbors were present and spoke in favor of the plan. Since Jim Sette was not present at the original hearing, Don Schilder sat in his place and on the motion by Bud Beccia, who reminded that the height be limited to 15 and a foundation as built be submitted to the ZEO prior to framing, it was seconded by Lenny Tamsin and the variance was granted. 5/0.

17/7 – 1. Gregory Marvin Smith Et Al /Gregory Marvin Smith, Applicant, Money Island – Parcel #32: Bob Criscuolo represented the application and explained that because it is an island with no actual roads, the “paper road” shown on the survey imposed a hardship when making improvements/repairs to a house which was built in the 1950's, that was damaged in the storms Sandy and Irene, several years ago. Since it must be rebuilt under FEMA Regulations, in order to be compliant some of the dimensions must be changed by adding stairs to the upper floors, but the house itself will basically remain on the existing footprint however to be FEMA Compliant will be some 7 FT higher, but still within the zoning requirements. He explained to the satisfaction of the Board as to the intended protections of the surrounding Coastal Water during construction, which will require bringing in building material by barge that will be offloaded to a small storage area and used daily. On the motion by Bud Beccia, second by Barry Beletsky, the variances were granted, 5/0.

17/7 – 2. Robert Falcigno, 75 Harbor Street: Bob Criscuolo represented the applicant describing the lot as being rectangular and the house as being built in 1860, so due to the position of the nonconforming structure there are variances required in taking down the front portion of the two family house and adding a 24x24 second floor addition and a small front porch on the existing footprint. Letters of support are in the file. There is also another small house on the lot, but had no effect in regards to this variance. On the motion by Jim Sette, second by Brad Crerar, the variance was granted 5/0.

17/7 – 3. Peter J. D'Arco, 218 Harbor Street: The existing structure was built in the 1880's and the applicants will be reducing the nonconformity by removing a deck. The house will be raised by 10 ft. to allow for a second floor addition, adding a bedroom and bath above a dining room on the first floor. Due to steep grades and steep ridge, an addition to the rear would be impossible and would also create a height problem. On the motion by Jim Sette, second by Bud Beccia, the variance was granted 5/0.

17/7 – 4. Richard and Elizabeth Addy, 133 Linden Avenue: The applicants requested a two car garage to the rear of the house and to convert the front deck to a covered open porch. During the hearing Bud Beccia questioned as to whether the applicant would object to having the condition that the porch, if covered, not be enclosed for habitable space and the applicant agreed to that condition should the decision be made to grant the variance.

Although the property is lower than the abutting neighbors there was concern and opposition on the part of the Murphy and McCarthy abutters as to drainage inasmuch as the area is mostly bedrock and they have experienced water runoff in the past. The applicant explained that he intended to install a new French drain to eliminate the potential problem. During the hearing, they also objected to the driveway which abuts their property and the ZEO explained to the Board that to allow access to the garage, the driveway would need to be extended and under P & Z Regulations it might have to be enlarged to 14 ft. to allow emergency services room to maneuver if necessary. She expressed concern as to whether this driveway would come under that criteria and the Board concurred, so it was decided to continue this application to August 15, 2017 to allow her time to verify it with the P & Z Commission.

Minutes of June 20, 2017: Accepted 5/0 on the motion by Bud Beccia.

Meeting adjourned at 8:55 pm.

Respectfully submitted,

Mary Leigh Bianchi

Clerk