

# Zoning Board of Appeals

## Branford, Connecticut 06405

### Minutes

The Branford Zoning Board of Appeals meeting of June 19, 2018 was called to order at 7 pm by Chairman James Sette. Also attending: Bud Beccia, David Laska, Leonard Tamsin, Alternates Brad Crerar, Barry Beletsky and Donald Schilder to conduct Public Hearing on the following applications. Absent: Peter Berdon (Barry Beletsky and Donald Schilder alternates sitting for him and Brad Crerar left when he was not needed at the meeting)

18/4 – 1. School Ground Acres, LLC. Owner/Ronald De Lucia/ member/Applicant, 11-21 School Ground Road: The application was presented by Atty. Robert Harrington who showed an A-2 Survey with color coded stickers representing the mobile units that will be moved to allow replacement due to change in size of units. There are presently 27 units on site and the same number will remain after the revision is complete. Mobile homes have been increasing in size for a number of years and as smaller units are being replaced the need for larger spaces is required. Due to wetlands and contours there is limited space to relocate the mobile homes. The property has never changed as to use and predates zoning, has always been nonconforming in nature and in some areas will become less nonconforming. The proposal is presented showing future changes and will be done over time. The color coded map is in the file. On the motion by Jim Sette, second by David Laska, Don Schilder, Leonard Tamsin and Bud Beccia in .agreement. **Granted 5/0**

18/6 – 1. Stephen and Debra Nolan, 25 First Avenue: A small ranch style home built in 1914 on a slab foundation with no storage space and is nonconforming requesting a 10x14 ft. shed replacing an 8x8 ft. shed which will be removed. Coverage is presently at .30 will be increased to .32. **Granted unanimously** on the motion by Jim Sette, second by David Laska with Bud Beccia, Barry Beletsky, Donald Schilder and Leonard Tamsin also voting.

18/6 – 2. Scott and Diane Temple, 191 Pawson Road: Application presented by Matthew Reale, the builder who explained that the bump out window that will be installed with be cantilevered and will not have a foundation. There will be a relocation of the deck and stairs and the existing detached garage will be removed so it will be less nonconforming when complete. On the motion by Jim Sette, second by David Laska, Barry Beletsky, Donald Schilder, Leonard Tamsin and Bud Beccia to **grant unanimously**.

Minutes of May 15, 2018 were accepted on the motion by David Laska.

Meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk