

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of May 16, 2017 was called to order at 7 pm by Chairman James Sette. Also sitting: Anthony Beccia, Peter Berdon, Leonard Tamsin and Alternates Brad Crerar and Barry Beletsky. Absent: David Laska

Old Business

15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO - Continued to June 20, 2017 at the request of Chris Smith, the attorney representing Ann Trapasso, who is awaiting the decision of the Planning and Zoning Commission on his application, requested a continuance which was granted and Board agreed that if there is any other postponement he needs to address it at that time.

17/4 – 2. Richard and Pamela Stoecker, 20 Forest Street, Ext.: This application was previously heard in April and additional proof of mailing had been required. A brief explanation was given and members discussed the hardship, which is the dampness due to outcroppings throughout the neighborhood and the need for a dry storage space. The area will no longer need electric connection so the application was granted with conditions that the area will not be made into habitable space and the garage electric meter is to be removed. The four present members who sat on the original hearing voted in favor of the application

New Business

17/5 – 1. Adatek-Owner/Tire Express LLC c/o John Lear, Jr.-Applicant, 253 East Main Street: The building in question was originally an auto repair shop, but the noise emanating within the tire repair shop is tremendous and therefore a small 5x9 ft. lean to building on a slab is requested to house the compressor. The area around the building is large and noise should not be a factor. Once approved for a variance, the application will be presented to the Planning and Zoning Commission for Site Plan Approval. The Board waved the need for the need for a new full A-1 Survey inasmuch as the survey submitted was ample. On the motion by Jim Sette, second by Barry Beletsky the variance was granted 5/0.

17/5 – 2. Mark & Anne Johnson, 22 Hopson Avenue: The applicant is replacing an old stairway within the house that was added without variance by a previous owner. In order to gain more living space and to build stairs up to code, they plan to enter from outside on the driveway side to a small second floor deck and the old stairs will be removed. The applicant had requested a 10 ft. deck to serve as a landing, however during discussion when it was seen that their 7.4 ft. setback request would protrude further into the street line than its neighbors, Peter Berdon suggested a smaller deck/landing and the Board compromised, granting the application from the required 15 ft. to a 10.4 ft. street line setback. On Jim's motion, second by Barry Beletsky, the application was granted with conditions that the deck be kept to the approved setback of 10.4 ft. and the Board concurred 5/0.

17/5 – 3. Salvatore Cretella III, 200 Laurel Hill Road: Todd Anderson, represented the owner and explained that the house sits on the last lot on the road and is irregularly shaped with rock outcroppings, slope and set lower than its nearest neighbor. The only area available for a pool to be built without a variance is set aside for future septic system, the current septic system being in the front of the house.

This being the only flat area that is near the house for safety, the Board granted the required variance on the motion by Jim Sette, seconded by Brad Crerar, 5/0.

On the motion by Brad Crerar, second by Jim Settee, the March 21, 2017 Minutes were accepted. (Jim, Bud, Brad, Lenny voting).

The April 11, 2017 (Special Meeting) Minutes were accepted on the motion by Brad, second by Peter (Jim, Peter, Bud, Brad and Lenny voting).

The April 18, 2017- Minutes were accepted on the motion by Brad, second by Peter (Bud, Peter, David, Lenny and Brad voting)

Respectfully submitted,

Mary Leigh Bianchi