

Branford Zoning Board of Appeals
Canoe Brook Senior Center, Cherry Hill Road

Corrected Minutes

The Branford Zoning Board of Appeals meeting of May 21, 2019 was called to order at 7 pm by Chairman James Sette. Also attending David Laska, Bud Beccia, Leonard Tamsin, Donald Schilder, Peter Berdon and ZEO Jaymie Fredericks. Absent: Barry Beletsky and Brad Crerar.

19/5 – 1. Andrew and Michelle Barbara, 69 Parish Farm Road: Applicants submitted plans to build/add a 12x20 ft. pressure treated deck four feet off the ground at the rear of the house. It is located on a narrow odd shaped lot with retaining walls. On the motion by Jim Sette, second by Don Schilder, the variance was granted 5/0 with David Laska, Peter Berdon, Leonard Tamsin and Bud Beccia in agreement.

19/5 – 2. Nicholas Fischer, 3 Watrous Avenue, Attorney Robert Harrington represented and submitted seven (7) photos to the record showing a house built in 1950 on a corner lot that is in need of many repairs. The applicant wishes to tear down and rebuild the two story two family nonconforming structure which will be enlarged and reconstructed in same location and rebuilt to code. The new apartments will be a bit larger at 1000 SF. There is also a garage at the rear of the lot that will be removed to allow for open parking and Jim Pretti, (Criscuolo Engineering) explained that a new septic system and landscaping will be installed adjacent. There will be no vehicular entry from Watrous Road, being very narrow. Peter Krusterer spoke in favor, and one email with questions from Robert Reed, an abutting neighbor was received after the office was closed and read into the record, however it was felt they could be addressed when the application is presented at Planning and Zoning when the opposition could be presented in person. On the motion by Jim Sette, seconded by Peter Berdon, the variance was granted 5/0 with the approval of David Laski, Donald Schilder and Leonard Tamsin.

19/5 – 3. Roger and Joan Holt, 236 Pleasant Point Road: The applicant explained that the house was built around 1880 and there will be no virtual change to the footprint because the plan is to expand the existing bath dormer by 5 ft. width over existing floor space. Peter Berdon recused from voting, but as an interested neighbor spoke in favor of the application. On a motion by James Sette, second by Donald Schilder the variance was granted 5/0 with David Laska, Leonard Tamsin and Bud Beccia in agreement.

19/5 – 4. JK Partners LLC, Owner/Shaku Patel, Applicant, 470-478 East Main St, Mr. Holt represented the plans for removal of existing buildings on the large lot and construction of a new larger upgraded hotel, however new hotel rules requires building four (4) floors containing 97 rooms and an expanded Lobby area, which brings the requested height to 57.0 ft. the uppermost 7 ft. would not be habitable. The Branford Economic Development Commission has approved the concept, however the artist drawing shown at the meeting appeared to overburden the property and the Board was uncomfortable approving it, so they requested that a balloon showing from ground level to the requested height to be observed by the members and neighbors. The hearing has been continued to June 18th for further discussion and a decision.

19/5 – 5. Mark DiLungo, Jr., Owner/Louis Marotti, Applicant, 87 & 91 Stony Creek Road, Atty. Robert Harrington represented the application of a very large lot that had previously been approved as two lots to be divided into three lots. Due to topography, wetlands, slopes and a conservation area (which cannot be counted for consideration of lot area) it limits the area to build on to be located far off the road to the rear of the property and would require to a fee strip of 900 ft. where 390 ft. is maximum for a fee strip to a re-

subdivision. The area is large enough to qualify, but the fee strip limitation would prohibit access to the buildings. During discussion it was questioned why a driveway can be extended to 1000 ft., when a fee strip is limited to 390 ft. perhaps the inability of emergency services to access the buildings.

The Board in thinking ahead found problems because, although the three people seeking the variance who were interested in building and living there were related, should one wish to sell it could compromise any agreements concerning plowing and other town services to a private road. On the motion to approve by Jim Sette, second by Donald Schilder who voted yea, David Laska, nay, Leonard Tamsin, nay Jim Sette, nay and Peter Berdon, abstaining, the variance was denied 1/3/1.

19/5 – 6. Joan Johnson, Owner/ Phillip Carloni, Applicant, 117-125 Thimble Islands Road: Phillip Carloni represented the applicant explaining that to divide three acre lot with two houses into two lots each would be done with simply drawing a straight line between the two family house and the one family house leaving one in compliance with a 90 ft. frontage and the other with 75 ft. making the entire property more conforming. Don Schilder was recused with Bud Beccia sitting on this application. On the motion to grant by Jim Sette, seconded by David Laska, it was granted 5/0 with additional votes by Bud Beccia, Leonard Tamsin and David Laska.

19/5 – 7. P.S. Kusterer LLC, Owner/Peter S. Kusterer dba P.S. Kusterer LLC, 211 Thimble Island Road, Heard previously without the additional necessary variance including enclosure of the area depicted on the plans where it showed the new enclosure with shed roof directly above existing roof. The requirement for a new A2 Survey was waived last month and again this month on the motion by Jim Sette, seconded by David Laska, and the Board in agreement since everything is existing. The Variance was granted 5/0 with the advice that the enclosure not be used as human habitation.

19/5 – 8. Mark and Jessica Crockett, Pot Island (aka Pot Rock Island), CAM was exempt. Atty. Mark Young represented the applicant explaining that the entire area is ledge and the house is located at the highest point with two small decks already. The expansion will eliminate needing stairs to access them. On the motion by Jim Sette, second by David Laska the variance was granted 5/0 with Leonard Tamsin, Peter Berdon and Don Schilder in agreement.

The April 16, 2019 Minutes were approved on the motion by David Laska and the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Mary Leigh Bianchi

Clerk