

# Zoning Board of Appeals

## Branford, Connecticut 06405

### Minutes

The Branford Zoning Board of Appeals meeting of November 21, 2017 was called to order at 7 pm by Chairman James Sette. Also attending David Laska, Leonard Tamsin, Brad Crerar (sitting for Peter Berdon), and Barry Beletsky (Sitting on 3 & 4 for Bud Beccia who sat on 1 & 2 but left early). Absent: Peter Berdon and Donald Schilder (Alternate).

#### Old Business

17/8 – 2. Joel and Jody Rebhun, 21 Harbor Street: The house was built about 1900 and is nonconforming, but needs updating and the applicants plan to install siding and new windows, adding a low porch where there is presently a ground level patio. There is also a carport attached to the house that will remain open. The adjoining property is owned by a Condo Association which submitted a letter (Ex. A-1 in the file).with no objections. There is a ROW between the two properties where the porch is closest to the property line. Jim Sette made the motion to Grant with the condition that the new porch will not be enclosed. The motion was seconded by David Laska, with Brad Crerar, Leonard Tamsin and Bud Beccia in agreement. Granted 5/0.

17/10 – 1. Raffaele and Lucia Aschettino, 101 Sunset Beach Road: When the original variance was sought, the application for a Coastal Site Plan Review was not included in the advertisement although one was presented at the meeting. Therefore, the hearing was set just on the CAM that was presented by Bob Criscuolo, who explained that all precautions that are usually done to protect the area will be in place and the Board approved 5/0 on the motion by Brad Crerar, second by Bud Beccia who then left the meeting and was replaced on the next two items by Barry Beletsky.

17/10 – 3. Edward Reyes, 19 Toole Drive: The deck that was approved in 2004 was built to the back instead of the side so it is in a different area around the pool and invades the property line. It was not noted until other work needed to be done and is minimal. Motion to grant was made by Jim Sette, second by Barry Beletsky, with David Laska, Leonard Tamsin and Brad Crerar in agreement. Granted 5/0.

17/11 – 1. Wayne and Anita Maculaitis, 177 Alps Road: The applicants had presented a similar application that the Board had problems with because the garage as planned was too large. The plan was scaled down and will be in more conformance though there is need for turnaround to access the 32x24 ft. garage. The application must also be presented to Planning and Zoning Commission for their approval. On the motion to Grant by Jim Sette, second by Brad Crerar, David Laska, Leonard Tamsin and Barry Beletsky were in agreement. Granted 5/0.

Minutes of October 17, 2016 were approved on the motion by Jim Sette, second by Barry Beletsky,

Peter Kusterer submitted a request for a 90-day extension of the “stay” of enforcement for property at 3 Three Elms Road. ZEO Jennifer Acquino provided the board with background information on the appeal of her order issued November 30, 2016. Based on the Planning and Zoning Commission having no requirement for public hearing for extension of approvals and the Board agreed to hear it. Discussion

concerning a 90 day extension for Mr. Kusterer on the ZEO Cease and Desist Order due to health issues on the part of the appellant, was met with approval but he is advised that there will be no more extensions. There has been much work done on the property to the satisfaction of the ZEO, however there is still some contention concerning the dumpster placement and other minor details. Since the ZEO had no objections to the delay in implementing the rest of the Cease and Desist Order because the applicant had already meet with some of her complaints, Jim Sette made the motion to grant the extension, on David Laska second, with Lenny Tamsin and Barry Belesky in agreement, however Brad Crerar voted no.

Meeting adjourned at 8:00 pm.

Respectfully submitted,

Mary Leigh Bianchi, Clerk