

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals met at the Canoe Brook Senior Center, 11 Cherry Hill Road on Tuesday August 21, 2018 at 7:00 p.m. The meeting was called to order at 7 pm by Chairman James Sette. Also sitting: David Laska, Peter Berdon, Leonard Tamsin and Alternate Brad Crerar. Absent: Anthony Beccia, Alternates Donald Schilder and Barry Beletsky.

18/8 – 1. Ptolemy Holdings (Scott Gaveletz, D.V.M.), Owner/Autografix, Applicant, 125 North Branford Road, The applicant is requesting a reduction of street line setback from 10 ft. to 6 ft. 8 in. to install a 40 SF free standing sign. He thought he had followed regulations in measuring setback from edge of the paved area in error, which was corrected by ZEO Jennifer Acquino prior to advertising and who attested to the fact that it was a misunderstanding and not intentional. Soon after his sign was erected, it was found to be blocked by a newly installed 6 ft. high x 6 ft. wide electrical panel and if he had to adhere to current regulations moving the sign, it would be completely obliterated and do no good at all since it can barely be seen where it is currently located. This large electric panel can't be utilized/impinged in any way and raising his sign on pylons is impractical because it is wired underground and would appear out of proportion due to height. On the motion by Jim Sette, second by Dave Laska, the variance was granted 4/1 with Peter passing.

18/8 – 2. Vincent and Joann Roca, 11 Applewood Road, The applicant is requesting a rear setback from 50 ft. to 19 ft. to replace 18 ft. round above ground pool and 14x14 ft. deck. The original pool was built by the previous property owner without permits and the present owner wishes to clean it up and bring the property more into compliance with a legal variance, while installing a new pool. Granted 5/0 on a motion by Jim Sette, second by David Laska.

18/8 – 3. Brian and Nicole Gallagher, 120 Queach Road, The Architect J. Hernandez, presented the plan which requires a variance to allow an addition to a house built in 1840 which will necessitate a front line setback from 50 ft. to 28 ft. to allow additional square footage and interior storage for improved functionality, and will also include a garage. A variance was previously approved to 44 ft. however the original plan had to be discarded when it was found there would be no way to level the floors between the old and new construction so the new area cannot be built directly connected to the original house. In order to achieve additional footage, a 10x10 ft. connector is proposed between the two portions.

Due to topography, septic area and well on the property, and a wall to the rear that contains water pipes, etc. there are few ways to add the connector. Peter Berdon advised the architect that there seemed to be adequate area making it an L shape addition and it would not require any variance, so he saw no hardship. The Board suggested that they look at plans to see if there is a way to conform and if so, they might withdraw if not needing a variance. The application was left open and continued to September 18 in case they need to come back with more evidence of hardship.

18/8 – 4. Joanne T O’Connell, Owner, 17 Pawson Road: Atty. Robin Bruce Sandler representing the applicant requested a rear setback from 30 ft. to 12.7 ft. to add two car garage with 1st floor bedroom suite with bath, mudroom and breezeway which could have been done by right prior to the 2011 change in regulations, and deed restrictions prevent building on other side of house, being the hardship. Some nine neighbors were not opposed to the plan sending letters of support which are in the file, (as well as Exhibits 1 thru 14: Large Color Photos of the property). Only a small corner of the garage extends into the property line causing a need for the variance. On the motion by Peter Berdon, Second by David Laska Granted 5/0.

18/8 – 5. Dylan Minter, Owner/ Edificio LLC, Applicant, 161 Maple Street: Applicant is requesting a side setback from 15 ft. to 7 ft. 6 in. to allow removal of concrete steps and to construct deck to rear and west side of an existing nonconforming house. Architect Paul Fioretti described the new deck which will connect with an existing deck and two sets of stairs one of which will replace the concrete stairs that are in poor condition and the other to meet with the sidewalk by the driveway. Motion made by Peter Berdon, second by David Laska, granted 5/0

18/8 – 6. Express Tire and Auto Repair, c/o Lisa Simone, Manager, 253 East Main Street, DMV location approval per C.G.S. Sec. 14-54. The original permit holder passed away and according to DMV rules the new manager must apply for a new permit in order to do business with ZBA approval. Board was unanimous on the motion by Peter Berdon, second by Brad Crerar.

On the motion by Jim Sette, the July 17, 2018 Minutes were unanimously accepted.

Respectfully submitted,

Mary Leigh Bianchi, Clerk