

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of December 18, 2018 was called to order at 7 pm by Chairman James Sette. Also attending were Peter Berdon, Anthony Beccia Leonard Tamsin and Barry Beletsky. Absent: David Laska and Alternates Brad Crerar and Donald Schilder. Hearings were held out of order with 18/12 – 4. 73 Pinski Drive, first, 18/12 – 2. 34-36 Driscoll Road, second. 18/12 – 3. Was Postponed by the applicant and 18/12 – 1. Was requested to be continued when Peter Berdon recused himself from the hearing due to conflict and it left only 4 sitting members with opposition present.

18/12 – 1. The Peter Hentschel Revocable Trust/ Peter Hentschel Trustee, 30 School Street, Continued to January 15, 2019 at request of Attorney Harrington when there was opposition and only four members to sit.

18/12 – 3. Patricia Pearson, 10 Tyler Avenue, Postponed to January 15, 2019 at request of Applicant.

18/12 – 4. Thomas and Cindy Capobianco, Owners/Kim Alleshunas and Thomas Capobianco, Applicants, 73 Pinski Drive: The small enlargement of a breezeway to square off the back portion of the house to allow for rear addition and deck as well as to extend front porch required a small variance and a waiver of enlargement of nonconformity. The lot is quite narrow at the front, but much wider at the rear. Lee Surprenant an abutting neighbor, was concerned that trucks would encroach on her property during construction but was informed that it was not something this Board had control over, if she saw it was happening she should address it to the builder. On the motion by Jim, second by Leonard Tamsin, the variance was granted 5/0 with Barry Beletsky, Peter Berdon and Bud Beccia in agreement.

18/12 – 2. John and Kathryn Limauro, Owners/Angelo Moscato, Applicant, 34 Driscoll Road: Request to waive need for a new A-2 Survey granted on the motion by Bud Beccia, second by Jim Sette when Peter Berdon said that since the A-2 offered was fairly recent, it was acceptable but agreed with Bud Beccia that it should always be considered seriously and the application was conditioned on there being a 'as built' when the project is finished. The request to add stairs from bonus room above garage to ground level was considered a second egress from the bonus room over the garage which the applicant agreed as a condition of approval would not be used as an apartment or accessory apartment, which would require a future variance. The motion to grant was made by Jim Sette, second by Peter Berdon with Leonard Tamsin, Bud Beccia and Barry Beletsky in agreement. Granted 5/0.

The Minutes from October 16, 2018 and November 20, 2018 were accepted and approved.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk