

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of November 20, 2018 was called to order at 7 pm by Chairman James Sette. Also attending were David Laska, Peter Berdon, Leonard Tamsin and Alternates Brad Crerar and Donald Schilder. Absent: Anthony Beccia and Barry Beletsky.

James Sette recused on 18/11 – 2. Janice Blustein and Leslie Greengard JTRS, 223 Linden Avenue and Brad Crerar sat in his place. Hearing on application 18/10 – 5. Joseph Tammaro, (unnumbered lot between #233 and #249 East Main Street, was heard last out of order.

The Minutes were not acted on and will be held over until December 18, 2018.

18.8 – 3. Brian and Nicole Gallagher, 120 Queach Road: **No one to represent so this matter was denied without prejudice 5/0.**

18/11 – 1. Amy H. Sherman Trust, / John McCarthy (Adm.); New Owners Olena and Daniel J Murphy, 129 Linden Avenue: Anthony Tompson, represented that there were previous variances similar to these requested were granted prior however the new owners of the property don't wish to tear and rebuild, they will keep the house on the same footprint, adding an eighteen inch front portico. The house currently has three foot overhangs, which encroach on the property lines, however adding the bay windows are within the building line as is the requested deck. The current variance request is less than the one that was granted and the same hardships apply. Neighbors Jack Wolf and Diane Royer spoke in favor and Richard Addy was opposed. On the motion by Jim Sette, second by Peter Berdon it was granted 5/0 with Leonard Tamsin, David Laska and Donald Schilder in agreement.

18/11 – 2. Janice Blustein and Leslie Greengard JTRS, 223 Linden Avenue: Jim Sette recused and appointed Brad Crerar to sit in his place. The applicant is requesting a small variance in order to widen the steps for safety sake. The house is located on a very small lot and nothing can be changed without a variance. The request is so very small that it was granted on the motion by Brad Crerar, second by Peter Berdon, with David Laska, Leonard Tamsin and Donald Schilder voting 5/0.

18/10 – 5. Joseph Tammaro, (unnumbered lot between #233 and #249 East Main Street, Atty. John Lambert presented the application which described the property as bordered by a river, brook and tidal wetlands. The hardship is the Route 1 setback requirement of 80 feet and parking can't be in the front of the building in this zone. To allow garage space beneath the building it will be higher than the regulations allow by two feet to allow ample space for the garages. The façade of the building will be stucco and wood. The plan will have to be heard by Planning and Zoning Commission where neighbor's issues concerning a fence between properties and landscaping will be addressed. On the motion to grant by Jim Sette, second by Peter Berdon, were joined with Leonard Tamsin, David Laska and Donald Schilder. Also, Coastal Site Plan Review: Approved 5/0 on the motion by Jim Sette, second by Peter Berdon.

The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk