

**Zoning Board of Appeals
Agenda
Tuesday, February 21, 2017
Canoe Brook Senior Center, 11 Cherry Hill Road**

Executive Session

1. Executive session to discuss strategy related to the case of Barbara N. Chesler and Karen E. Dahl v. ALMR, LLC and Branford Zoning Board of Appeals.

Old Business

15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO - Continued from January 17, 2017

New Business

17/2. - 1. Philip and Sandra Fischer, Trustees, 23 School Street, (J8-7-7 Zone R-2)Var. Sec. 3.4.A - Line 5: Street line setback from 15 ft. to 11.87 ft. (existing) on Watrous Ave side for deck and stairs. Also, Waiver of Sec. 6.2.E - Line 4: Narrow Streets and Sec. 8.1.C - Line 3: To allow an increase in nonconformity.

17/2 - 2. Douglas and Nancy McGinley, 49 Averill Place, (E7-7-9 Zone R-1) Var. Sec. 3.4.A - Line 6: Side line setback from 10 ft. to 4.0 ft. to reconstruct a section of the post and beam barn/garage.

17/2 - 3. School Ground Acres, LLC/Ronald A. DeLucia, 11-21 School Ground Road, (H4-3-12 Zone IG-2) Var. Sec. 4.6.B - Line 5 (1): Front setback from 50 ft. to 10 ft. and Line 5 (2):Side setback (North side) from 30 ft. to 10 ft. for new manufactured homes. To allow replacement of units as follows: Single wide - 4, 5, 6, 7 & 21. Double wide - 1, 2, 8, 20 & 22.

17/2 - 4. Susan Conlon, 150 Pawson Road, (D11-11-19 Zone R-3) Var. Sec. 3.4.A - Line 6: Side line setback from 15 ft. to 9.3 ft for proposed addition and to 9.0 ft. for proposed deck. Also, Sec. 8.1.C & 8.1.F - To allow enlargement of existing nonconforming structure on a parcel of land that does not meet the shape and frontage requirements without conforming to all other requirements of the regulations.

17/2 - 5. William Russo (dba Subway)-Applicant, 66 Main Associates, LLC Ted Cwiertnewicz-Owner, 66 North Main Street, (D7-1-7 Zone BL) Var. Sec. 6.6.E - To allow a sign less than 300 SF at a distance of 7.0 ft. where 15 ft. is required to a street line, existing sign is 7.7 ft. from street line. Also, Sec. 8.1.C: To allow an increase in an existing nonconformity.

Minutes:

January 17, 2017 –discussion and approval

Other Business

1. Almr LLC/David D'Atri, 4 Three Elm Road, request to modify condition of approval from January 17, 2017 to allow notification to abutting property owner via certificate of mailing.

2. To consider, and if appropriate approve, modifications to the Zoning Board of Appeals application and application requirements.

James Sette, Chairman