

# Zoning Board of Appeals

Branford, Connecticut 06405

REVISED

## Minutes

The Branford Zoning Board of Appeals April 18, 2017 meeting was called to order at 7 pm by Acting Chairman Anthony Beccia. Also attending Leonard Tamsin, Peter Berdon, David Laska and Alternate Brad Crerar. Absent: James Sette, and Alternate Barry Beletsky.

### Old Business

17/3 – 3. Branhaven Motors Inc., Owners/ BL Companies, Applicant, 348-380 West Main Street: Withdrawn prior to the meeting.

17/3 – 4. Susan Clark & Amy Wishingrad, 25 Brocketts Point Road: Anthony Thompson represented the application as a very small nonconforming house on a small lot on which the applicants wished to move the front entryway from the present offside location to the direct front and adding a garage with entry and expansion of the kitchen area. The house is not square to the property lines and is located on a narrow street and although the garage would be a little larger to allow storage space it will provide off street parking in a congested area and is not considered aggressive to the Board. On the motion by Bud Beccia, second by Peter Berdon, the variance was granted 5/0.

### New Business

17/4 – 1. Christine Janelle, 6 Howard Avenue: The applicant described the land as being pie slice shape with very little area for improvement. Due to the rising contour of the front area, it makes it difficult to enter and egress the home. She proposed a small deck on the west side of the dwelling, low to the ground on grade because the land rises in front making it difficult to traverse. On the motion by Bud Beccia, second by David Laska, the variance was granted 5/0.

17/4 – 2. Richard and Pamela Stoecker, 20 Forest Street, Ext.: Although the applicant sent out timely notices of the meeting to neighbors, none of the green cards were received back and although Bill Horn was present to represent the Land Trust expressing satisfaction that prior to the meeting the propane tank located on Land Trust property had been addressed and the tank was being removed. The Board was concerned over lack of proof that notifications had been received and since the property is located in a very tight area, it was heard with the intention that the applicant would contact the neighbors and submit either the missing green cards or letters from them assuring that they had been noticed. Therefore **the application hears but was continued and held open until May 16<sup>th</sup>** when a decision would be rendered. Much of the application has already been built and concerns the addition of a small shed dormer added to the existing garage to provide dry storage. The area is very tight and already congested, with little room to allow for expansion due to granite and outcroppings. The addition is minimal and located high on the second floor of the garage. Continued to May 16, 2017.

17/4 – 3. Robert Pantera, Owner/Amity Construction and Design, Applicant, 29 Wilford Road: The home on the property had been improved and the application addressed the substandard 80 year old garage which is too small for modern vehicle use and is currently on a slab that is defective. It is in poor condition and had not been properly maintained. It will be removed and replaced slightly larger to accommodate a standard vehicle with the increase being to the right and rear, however will follow the footprint of the existing garage because the current overhangs will no longer be encroaching and it will be an attractive addition to the neighborhood. On the motion by Bud Beccia, second by Brad Crerar the variance was granted 5/0.

17/4 – 4. Sachem Capita Partners, LLC – c/o John Villano, 698 Main Street: Due to a conflict, David Laska was recused from this application and the applicant was advised that he could wait until next month if he chose not to go ahead with only four members sitting. Jim Pretti of Criscuolo Engineering advised that the applicant decided to go ahead with the hearing and represented the application as a brick and block unsightly building, which had been added to leaving a slight misalignment to the rear that could be concealed with the proposed addition of a covered canopy over stairs to the lower storage area and a doorway to the upper level. Architect Joe Sepot explained they were converting the inside to office space and that the front addition was simply a small 30 inch canopy over the front doorway providing shelter to the entryway from the street. There would be installed large, full windows across the front of the building allowing much additional lighting and add an attractive design to the building which would be then be painted uniformly hiding the current defects caused by the transition from brick to block and once done the area would be landscaped. During discussion, the Board agreed that the building would be greatly improved and the main requests were to provide needed protection from the elements, so on the motion by Bud Beccia, Second by Leonard Tamsin, the variance was approved 4/0.

Action on the Minutes from March 21 and April 11 were postponed until May 16, 2017 when necessary members will be present to vote.

Meeting adjourned at 8:20 pm.

Respectfully submitted,

Mary Leigh Bianchi

Clerk