

Zoning Board of Appeals
Branford, Connecticut 06405

Branford Senior Center
July 16, 2019

Minutes

The Branford Zoning Board of Appeals meeting of July 16, 2019 was called to order at 7 pm by Chairman James Sette. Also present: ZEO Jaymie Frederick, Anthony Beccia, Leonard Tamsin, Donald Schilder, and Barry Beletsky. Absent: David Laska, Brad Crerar and Peter Berdon.

Old Business

19/6 – 3. DDA Realty, Owner/Joseph T. Sepot, Applicant, 657-697 Main Street: Mr. Sepot represented that the building has been renovated going back to the original design, including the porch in keeping with the Historic District approval. The application as requesting a sign, 30 in. by 5 ft. long, 24 in. off the ground, to be placed prior to the driveway for better visibility due to a curve in the roadway. The location that could be used without a variance is obstructed by a transformer housing. A neighbor Myron Beaudin at 651 Main Street was present in support of the application and complemented work on the building. He also submitted a letter of support from Mrs. Savors which is in the file. The motion to approve with conditions that the sign be complacent with town regulations was made by James Sette, second by Leonard Tamsin, was granted with additional yes votes by Don Schilder, Bud Beccia and Barry Beletsky.

New Business

19/7 – 1. Total Estates LLC – agent Joshua Onofrio, 119 Cedar Street: The work under the previous variance that was granted in 2015 is complete and it wasn't until the work started on the circular staircase to the second floor, the compliance require a 12 in. caused the handicap ramp to exceed 6 ft. in order to be code compliant when complete and due to the contours of the property and that they couldn't fill a portion of the wetlands, the retaining wall was increased to 4 ft. in height making it too close to the parking lot under the regulations. Jim asked why they didn't stop building when they realized they might need variances, and asked later what their alternate plan was if their variances were denied. They had hoped that the problem might be solved some other way so work progressed and they had no Plan B. On the motion by Jim Sette, second by Leonard Tamsin, with Barry Beletsky and Don Schilder in agreement, while Bud Beccia abstained, so the vote was 4 yes to approve, so the variances were granted.

19/7– 2. Theresa M. Fig-Bonadies and Richard J. Bonadies, 115 Burban Drive: Mrs. Bonadies explained that due to slopes in the land, there is only one flat area where a 15x20 ft. above ground pool could be placed. On the motion to approve by Jim Sette, second by Donald Schilder were joined by Bud Beccia and Leonard Tamsin voting yes and a no vote by Barry Beletsky, inasmuch as he could see no legal hardship. The variance was granted 4/1.

19/7 – 3. John and Catherine Meriano, 8 Riverside Drive: Mrs. Meriano explained that the house was built on an undersized lot prior to zoning and the plan is remove the two existing bedrooms to make one large bedroom on the first floor, with two additional bedrooms on the second. They intend to connect the existing garage to the house for easy entrance, and also will be allowed an overhang over the front door.

The house is located in a settled neighborhood of many two story dwellings photos of which are in the file. James Sette made the motion, seconded by Barry Beletsky to approve and were joined in the approval by Bud Beccia, Leonard Tamsin and Don Schilder and the variances were granted unanimously 5/0.

19/7 – 4. Alfredo and Anne Cordero, 37 Flat Rock Road: The pool was constructed without the need for a variance, however when the applicant questioned about adding a small structure, he was told he needn't apply for a variance because it was assumed he meant a shed, however once he began building the Gazebo on a previously poured concrete slab and applied for a building permit, he learned he did need a variance and stopped building at once to apply. The Board complimented him for waiting for approval, which was granted 5/0 on the motion by James Sette, second by Leonard Tamsin and approved unanimously, with conditions that the Gazebo not be enclosed for living space, 5/0.

Approval of Minutes of June 18, 2019: On the motion by Jim Sette the Minutes were approved.

Adjourned at 8:00 p.m.

Respectfully submitted,

Mary Leigh Bianchi