

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of June 18, 2019 was called to order at 7 pm by Chairman James Sette. Also attending ZEO Jaymie Fredericks with members Leonard Tamsin, David Laska, Peter Berdon, Brad Crerar and Donald Schilder. Absent Barry Beletsky and Bud Beccia..

Old Business

19/5 – 4. JK Partners LLC, Owner/Shaku Patel, Applicant, 470-478 East Main Street: **Withdrawn by applicant prior to meeting and will resubmit an application at a later date.**

New Business

19/6 – 1. Sachem Capital Partners, LLC, Owner/John Villano, Applicant, 698 Main Street: Ronald Zocher, the architect represented that an application for a 6 ft. canvas portico had previously been granted at an April, 2017 hearing, however after a revision in design called for a more permanent structure of a 6 ft. 2 in portico to enhance the front of the building. There is also a variance needed for a sign close to the front of the building. Due to a cornice, there is no room to mount it over the entryway and due to the use of the building being an office with possible changes in occupancy, a sign mounted on the ground would be easier to change if needed. The 6 ft. 2 in. sign will be lighted from above and is within the size allowed in the regulations. **Motion made to approve the variance requests by James Sette, second by Peter Berdon and was granted 5/0 with Leonard Tamsin, Donald Schilder and Brad Crerar (sitting for David Laska.) also voting to approve.**

19/6 – 2. John Petrofsky, East Crib Island, Attorney Robert Harrington and Jim Pretti, (Criscuolo Eng.) represented the applicant and showed seven (7) photos of the house that is being built and the existing structure in question which is shown as a small square building that houses a generator with electric cables coming from the main land. Drawings presented what the new structure would look like show a viewing platform as a two foot overhang with a pergola style roof above it. During discussion Peter Berdon questioned the hardship for the Pergola roof and suggested that instead of the viewing platform, the flat roof that is already part of the structure could be utilized. Atty. Harrington answered that the building is unattractive, it's just a square block with a flat roof sitting on a boulder and the additions would enhance the building as seen from the Sound. Peter felt the structure could be improved without the additions, especially since it was already so close to the channel and there really was no need for the additions since the views from the location were unobstructed. He might be more inclined to agree to the variance with the exclusion of the Pergola on top, but it was decided to vote on the entire application as requested, **so on the motion to approve by Jim Sette, second by Brad Crerar, the votes were Peter Berdon, (nay); Leonard Tamsin, (nay); Jim Sette, (yea); David Laska, (nay) and Donald Schilder, (yea) and the variances were denied 3/2.**

19/6 – 3. DDA Reality, Owner/Joseph T. Sepot, Applicant, 657-697 Main Street: The letters required to be sent advising neighbors of the hearing were not mailed therefore the **applicant requested that this application be postponed to July 16, 2019 and the Board agreed to allow it.**

Other Business:

May 21, 2019 – Minutes – Approved on the motion by James Sette with David Laska, Leonard Tamsin, Donald Schilder and Peter Berdon.

Adjourned 7:45 p.m.

Respectfully submitted,

Mary Leigh Bianchi
Clerk