

Zoning Board of Appeals Town of Branford

Branford, Connecticut 06405

Minutes

Chairman James Sette called the April 20, 2021 meeting to order at 7 p.m. Those also present were ZEO Daniel Brennan and members David Laska, Brad Crerar, Peter Berdon, Donald Schilder, Barry Beletsky, Leonard Tamsin and Anthony Beccia.

Old Business

21/3 – 1. Conor Daley, 548 – 552 Leetes Island Road: Mr. Daley made the presentation as converting the basement area into an accessory apartment for himself, allowing his parents to occupy the upstairs single family house. He will be installing a very large 16 ft. bi-fold doors requiring the front area to extend four feet further into the setback where there is already a sun room located above. In discussion, the applicant explained that the large doors were necessary because it is a basement apartment, lacking good air flow and light to which the Board agreed. Since it is going to be an Accessory Apartment, it must be occupied by a family member and Mr. Daley said he will enter his intention to live there into the record. Jim Sette made the motion to approve the application, seconded by Donald Schilder and Peter Berdon, David Laska and Leonard Tamsin were in agreement and the variance was granted 5/0.

21/3 – 3. Jessica Meinsen, 4 Hawthorne Terrace, (F7/2/12 R-4) Var. Sec. 2.3.A – Line 7: Rear Line setback from 50 ft. to 30 ft. to allow installation of 24 ft. above ground pool. (Withdrawn prior to April hearing when the applicant revised her plan so no variance was necessary.)

21/3 – 5. Agent: Attorney James J. Perito for 256 Meadow Street: Appeal of the issuance of a Notice of Violation by the ZEO dated February 9, 2021.

Atty Perito brought the Board up to date, telling them that the property was still in litigation, however it seemed close to being settled and once that is finished, the area in contention will be converted to a staging area during construction. He had checked the Zoning Regulations and didn't find anything concerning Built Storage or a Contractor Yard. Lenny Tamsin asked Dan Brennan if this site was appropriate for a Dry Storage Building and the ZEO agreed it was possible. Photo's submitted to Dan, showed trucks on the front of the site when Atlantic Wire was sold in 2001. There has been no site plan submitted as yet and questioned about curb cuts, Atty Perito said there were three, which they would like to keep if possible and said he would have the applicant prepare a site plan to submit.

There were three letters of opposition received (In the file) all contending that there has been little change in the site since the last meeting and they had researched and found old photos of the area in question while it was owned by Atlantic Wire and also a document showing they had requested the Planning and Zoning Board approval for an employee parking lot, no records showing anything otherwise was granted. There once were three houses on the property that that Atlantic Wire brought that were torn down at that time to facilitate employee parking and it had been used exclusively as such not a storage area or a contractor yard. As of now, there are covered boats and construction equipment such as boom vehicles there. The Board were in agreement that perhaps some of the equipment could be moved to another site owned by Kevin O'Neil however not while his property is still in litigation.

During discussion Bud Beccia suggested looking at it a different way, leave the violation in place for 6 months and perhaps by then the litigation would be settled and Kevin O'Neil can use it as a staging area. Leonard Tamsin said that a Staging area is usually the first step, and he felt 6 months was too long, perhaps 4 months would meet with less resistance in the neighborhood and better received.

On a motion by Jim Sette, seconded by Bud Beccia, and voted on also by Leonard Tamsin, Brad Crerar, Peter Berdon and David Laska the decision was to leave the violation intact for four months and revisit after a site plan has been submitted and hopefully the litigation may be settled by then making the situation moot.

New Business

21/4 – 1. Shirley E. Martin, Owner/Steven Lazarus, Architect, Applicant, 10 Buena Vista Road, Steven Lazarus made the presentation and explained that there will be no change to the footprint, they will simply remove rafters to allow reframing of an existing nonconforming 308 ft. one car garage to create an artist workspace/loft with small balcony by replacing existing 16 ft. 2 in. roof with new 19 ft. 1 in. roof to create an enlarged attic loft area to be used as an artist studio. The applicant, Ms. Martin was also on line and she had no problem with the condition that the new space not be used for human habitation and after discussion, Jim Sette made the motion with that Condition, seconded by Brad Crerar and members Lenard Tamsin, David Laska, Barry Beletsky joined them voting in favor so the variance was granted 5/0.

Other Business

On Brad Crerar's motion to accept the Minutes of March 16, 2021 the Board was in agreement.

Meeting adjourned at 8:05 pm.

Respectfully submitted,

Mary Leigh Bianchi
Clerk