

Zoning Board of Appeals
Town of Branford
Branford, Ct. 06405

Minutes

The Branford Zoning Board of Appeals met on Tuesday, July 20, 2021 at the Branford Community House, 46 Church Street to hear two applications for variances. Attending were David Laska, Acting Chairman and members Bud Beccia, Brad Crerar, Leonard Tamsin, Barry Beletsky and Donald Schilder. Absent were Chairman James Sette and Peter Berdon. Also attending were ZEO Dylan Willette and John Rusatsky representing the Town.

Acting Chairman David Laska called the meeting to order at 7 PM and announced that 21/7 - 1 Moshe Gai, 17 Parker Place, who was present was requesting a continuance to next month when his Attorney can be present and on the motion by David Laska with a second by Brad Crerar the members voted to continue the request to September 17, 2021.

David then read into the record the variance request for 21/7 - 2. Lynn Tuozzoli, 17 Pawson Trail whose agent, Paul Mongillo explained that the requested variance was for a garage to be located on a small lot where the main building fronted on Pawson Trail, while the rear property line bordered on Cottage Street. Cars are presently parked on the asphalt drive and the plan would be to build a 195 sf garage to protect the cars. There is no other suitable location for this type of structure and it would meet all other zoning requirements.

He presented letters of support from four (4) neighbors Neil and Art Slusark, 15 Cottage Street; Robert and Mary Fitzgerald, 18 Pawson Trail; Thomas and Catherine Marrone, 5 Cottage Street and Lori Callahan and Francis Hird, 26 Pawson Trail.

The opposition was from a direct abutting neighbor, Leslie Martino at 21 Pawson Trail who explained that she had purchased the house a year or so ago because of the water views and this building would interfere with those views. David Laska explained that views are not guaranteed so were not considered a concern of the Board. Ms. Martino then explained that there was a tree on her property that overhung the area where the proposed garage would be built and there was also a low retaining wall on the Tuozzoli property that might be washed away causing erosion on her property which is higher and might damage the roots. She said that they had already pruned on their side, in preparation for the building. She was advised that these were possibilities that should be discussed with her neighbor.

In Rebuttal, Mr. Mongillo explained that one branch of the tree had been removed and he didn't see where there was a need to remove more. He also didn't see where water would cause damage to the wall since they would continue to maintain it and since cars already occupied space where the garage would be built there would be little change to the property.

After closing the hearing, discussion centered on the fact that the lot is nonconforming and the house was built prior to zoning regulations with the hardship that there are very few fronting on two roads front and back. If Cottage Street was considered the rear property line, the building was well within the boundary. David felt it was all scaled to fit nicely on the property. With no other discussion, Brad Crerar made the motion to approve the variance, with a second by Leonard Tamsin, joined in voting were Bud Beccia, Barry Beletsky and David Laska so the variances were granted 5/0.

In other business the Minutes of June 20, 2021 were approved on the recommendation of Brad Crerar and all the members voted to accept them and the meeting was adjourned at 7:20 pm.

Respectfully submitted,

Mary Leigh Bianchi
Clerk