

Zoning Board of Appeals  
Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of March 19, 2019 was called to order at 7 pm by Chairman James Sette. Also attending Leonard Tamsin, Brad Crerar, Barry Beletsky, Bud Beccia, and Donald Schilder. Also, ZEO Jaymie Frederick. Absent: Peter Berdon and David Laska. Brad Crerar left early when it was seen he wouldn't be needed.

19/3 – 1. Paul Crisci, 65 Sunset Beach Road: The house is under new ownership and when they went to apply for a building permit a typo was found in the 2002 Decision Notice which noted Sec. 5.5.7 which should have been Sec. 5.7: Nonconforming. So to clarify they need a variance from Sec. 8.1.C – Line 3: Enlargement of Nonconformity as noted in the new regulations. Their Attorney David Weiss explained the planned deck will be less nonconforming as they are pulling it back to keep it in line with the rest of the house and also from the very low sea wall, which is a property line. They are actually shrinking the size of the deck. There is a series of seven (7) photos submitted in the file. On the motion by Jim Sette, second by Donald Schilder, the additional votes by Barry Beletsky, Bud Beccia and Leonard Tamsin made it unanimous 5/0 to grant. There was no need for a CAM review. They must go on to another board once they have the ZBA approval.

19/3 – 2. Terri Mallory, 240 Thimble Islands Road: Attorney Bob Harrington represented the application as a tear down and rebuild utilizing the current footprint on a new cement foundation with a veneer covering using the existing rock and granite used in the current foundation. The garage will remain in place and special care has been taken to protect the views of neighbors who are satisfied after viewing the plans. A packet showing the plans was distributed which contained many photos of the area and it was pointed out that this is one of the largest lots in the neighborhood and the house is located at the highest point due to marsh lands in the area the new house will be built at 13.8 ft. and be FEMA compliant. Also, there will be an improved septic system installed which limits the area for the deck and Pavilion. The house will go from two stories to one story, an open deck and an open pavilion which will have a cover but otherwise be left open.

The Architect Jim Riley explained that they will be utilizing some of the stone from the original foundation to refurbishing it for elements within the house and he builder, Joe Melvecci explained that they would be thinning and making a veneer of the existing stone and Stony Creek granite to cover the foundation, so nothing is wasted. In answer to the difference between one story and one and a half story existing house, was explained that the second floor doesn't correspond with the first floor footprint, it is not as large as the first story because the ceiling is canted. The new house will be two stories.

Motion was made by Jim Sette, seconded by Don Schilder with the following condition: That the open air pavilion will remain as an open air pavilion and never be enclosed for habitable space and the Board agreed unanimously. The variance was granted 5/0.

Coastal Site Plan review: Civil Engineer Jim Pretti from Criscuolo Engineering said that there would be no infringement on the wetlands in the area and a whole new improved septic system would be ample to prevent any damage. All the usual preventives would be installed. On the motion by Jim Sette, second by Bud Beccia and approved unanimously, 5/0

Action on February 19, 2019 Minutes: Approved by Barry, Lenny and Don.

Meeting adjourned at 7:37 pm.

Respectfully submitted,

Mary Leigh Bianchi, Clerk