

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of September 18, 2018 was called to order at 7 pm by Chairman James Sette. Also present were members Leonard Tamsin, Bud Beccia, Donald Schilder and Barry Beletsky. Absent: Peter Berdon, David Laska and Brad Crerar.

Old Business

18.8 – 3. Brian and Nicole Gallagher, 120 Queach Road, (F2-1-5 Zone R-5) Var. Sec, 3.4.A – Line 5: Front line setback from 50 ft. to 28 ft. and Waiver Sec 6.2.E (2) narrow street requirement for additional square footage and interior storage for improved functionality, incl. garage. (The applicant was not present by the end of the meeting therefore the matter was continued to October 16, 2018 conditioned upon when a waiver of time extension is received.)

New Business

18/9 – 1. MNS Realty LLC, c/o Michael N. Sutfin/Owner, 13-29 Leetes Island Road: Applicant requested a sideline setback to 10 ft. in a pre-existing Mobile Home Park to allow replacement of nonconforming trailers with decks for Units #37, #38 and #39. General rule is to allow an application for future changes all at one time. On the Motion by Jim Sette, Second by Barry Beletsky with Donald Schilder, Leonard Tamsin and Bud Beccia also voting to grant 5/0.

18/9 – 2. Kristen Russo/Kristen Dillon, 26 Stone Street: the applicant is requesting a side line setback to 6 ft. for second floor addition over garage. This is a very small lot with a Town easement cut into it, so there is no area to build except to go up with an addition over the garage as other homes in the area have done. There will be no change in coverage and the Board waived the new survey requirement since the structure will remain in the same as built footprint. Granted 5/0 on the motion by Jim Sette, Bud Beccia second, with Donald Schilder, Leonard Tamsin and Barry Beletsky in agreement.

18/9 – 3. David Piscuskas and Betty Gonzalez, 240 Pleasant Point Road, The house was built around 1945 with most rooms on both floors being lower than compliant ceiling height. The applicant wishes to raise the roof by 5 ft. 3 in. to bring the ceilings to regulation height. This lot is very long and narrow with no room to expand and the increase in volume is due to increase in height of ceilings only. There have been easement agreements with neighbors and the variance will allow for reconstruction of habitable attic for code compliance. On the motion by James Sette second by Bud Beccia, the variance was granted 5/0.

Approval of DMV K7 form applying for a used car dealership located at 114 School Ground Road. : New England Truck Sales & Services dba Black Rock Truck Group; CEO/Secretary, Matthew McConnell; COO/Service: Michael Beaton described that there will be no change in appearances or services it is simply a matter of change to new ownership - Approved on the motion by Bud Beccia, Vote 5/0

Minutes of August 21, 2018 were approved on the motion by Jim Sette, second by Barry Beletsky.

Approval of the ZBA Annual Report – Accepted by all present.

Meeting adjourned at 7:35 pm.

Respectfully submitted,

Mary Leigh Bianchi, Clerk