

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of January 17, 2017 was called to order at 7 pm by Chairman James Sette, with Anthony Beccia, Leonard Tamsin, Peter Berdon and Alternates Brad Crerar and Barry Beletsky in attendance. Regular member David Laska was absent and Barry Beletsky was seated in his place.

Old Business

15/2 - 6. Ann Trapasso- Appellant, 26 Cherry Hill Road, Appeal of the issuance of a Zoning Permit by the ZEO: Atty. Robert Harrington representing a third party was present when a letter from the appellant's attorney was read requesting a continuance on this matter until March 21, 2017 and advised the Board that he had no problem with it. After making a motion to continue the hearing, Bud Beccia advised him to inform the others that this matter has been on the agenda for more than a year and it was time it was resolved. The second by Barry Beletsky was followed by a unanimous vote to Continue until the March 21, 2017 meeting.

16/11 - 3: John & Lisa Heerdt, 24 Sunrise Cove Road: Withdrawn prior to hearing.

New Business

17-1 - 1. Almr LLC/David D'Atri, 4 Three Elm Road: Atty. Robin Sandler described the property in question as originally a small hotel built in 1870 that had been converted to apartments and damaged some time ago by a fire and was rebuilt and does not adhere to the current building codes. Now that the new owners wish to modernize it to continue to be used as apartments, they need to repair and bring some substandard things up to code. It will remain on the same footprint, more parking will be added and, the roof of the structure raised by just two feet but still within the allowable in the regulations. Although non-conforming and too close to the roadway it will be made overall more conforming by adding smaller balconies to the rear of the property to bring them into compliance and though the one balcony that is subject to the variance will remain nonconforming is located on the second floor and has no impact on parking or traffic. Opposition by abutting neighbor Barbara Chesler concerning parking and runoff, which are not part of variance hearings and it was explained this was only the first step in many, so she should address those concerns to the other agencies. Since the property is abutting wetlands and is going to have to face further review by DEEP, Inland Wetlands and the Planning and Zoning Commission and is a small change from what had been there for many years, the Board voted unanimously to approve on the motion by Jim Sette, seconded by Peter Berdon who conditioned it upon not enclosing the balconies and providing that letters of notice were given to ZEO Jennifer Acquino in the morning. Coastal Site Plan Review was also approved. Granted 5/0. (Exhibits in the file are : A-1 an appraisal by Aschettino Associates, Structural Engineers; A-2 Stony Creek Assoc. approval, and letters of support as well as a picture of the old hotel where the three elms are shown).

In other business: The Minutes of December 20, 2016 were accepted on the motion by Jim Sette, second by Brad Crerar.

ZEO Jennifer passed out copies of the proposed new application forms that have been brought up to date. The Board briefly reviewed them, recommended a few changes and ordered that they be sent to the Town Council for Review and set a date for Public Hearing for February 21, 2017 if he agrees. Jennifer said that any adjustments on costs for application hearing must be set by the RTM.

The meeting adjourned at 8:30 pm.

Respectfully submitted,

Mary Leigh Bianchi