

28 School Street Zone R-2

J8-J9-3-1 Bill Ananma / Ed Vescovi

Dec '14

Received complaint from Sandy Fischer that a school is being run out of 28 School Street. Music classes being conducted ~~at~~ in the evenings that are disruptive to the neighbors. Sandy gave me the website information for CELC (CT ~~Exp~~ Experiential Learning Center). Told Sandy I would look into this.

- Sandy called several times, I advised her I would look into when I had the chance, Jose had left and workload has increased. Would get back to her on her cell (203-710-4344) She's leaving for Florida.
- Reviewed information on the CELC website. There was also an article in the NH Register on Jan 13th with photos of the inside of the building. Reached out to Bill Aniskovich to determine course of action. Decided best was to reach out to property owner and see if he will submit S.E. application for the school use which is allowed per section 3.3.A Line 4(ii).

1-26-15 Called and Ivm for Bill Donaruma
203-488-11630 to please call to discuss.

1-28-15 Spoke with Bill Donaruma and renewed
Complaint. Advised that review of the
files found that the property was
given approval in 1982 for a "change
of use from a school to a restricted
business use or more specifically to use
as ~~be~~ studio office space." The application
listed specific tenants and their uses
including:

- photographic studio & office
- graphic design studio
- Architectural Design Studio &
Architectural woodwork shop.
- Dance studio

The applicant identified the line number
in the table of uses as: C.2 & C.12
C.2 = business and professional offices
C.12 = repair ^{and sale} of pleasure boats and
marine equipment, engines, supplies and
provisions of pleasure boats.

Assuming the commission believes that
dance studio would qualify as business or
professional office, uses similar to a
dance studio are also allowed.

Mr. Donaruma was concerned about the cycling studio that occupies the third floor. I believe a cycling studio falls under the same category as a dance studio (more of indoor recreation than ~~an~~ office). A review of the regulations effective 11/9/73 do not have an indoor recreational facility separate from line B-4 "membership clubs, lodges, community houses, and indoor facilities for tennis, swimming and skating." It is my opinion that indoor recreational facilities similar to dance ~~and~~ studio (i.e. yoga, karate, spinning, etc.) ~~and~~ are ~~also~~ permitted under this original approval.

I requested Mr. Donaruma prepare a detailed statement of use for the school and submit for Special Exception approval. He advised that the "church" is also occupying the facility for their offices. ~~the use as an office and a church~~ ~~where~~ they occasionally hold youth group there as well. I advised I would look into this. Mr. Donaruma will ~~too~~ get paperwork together and get back to me.

1-15 Received an email from Ed Veslavi questioning the need for a Special Exception see email for reference.
Suggested he ^{#Bill} meet with me # Mr. Aniskovich to discuss the situation.

2-1-15 Meeting with me, Bill A, Bill D. # Ed. They have agreed to submit application shortly. Getting a list together of all tenants in the building as part of the application.

2-18-15 Received complaint that ms Judy is subletting her space for yoga studio and possibly parties. Will look into. Yoga ~~room~~ would be considered indoor recreation which was approved in 1982 (as a dance studio use)

Jennifer Acquino

From: Jennifer Acquino
Sent: Wednesday, February 11, 2015 1:14 PM
To: 'Bill Donaruma'; 'Edward L. Vescovi'
Subject: RE: 28 School Street application
Attachments: TenantFitup Revised.pdf

Bill & Ed,

Thank you again for taking the time to meet with me today. Attached is the Tenant Fit up application that I forgot to give you copies of before you left. I also had our Admin Assistant, Michelle, make 4 copies of the existing A-2 survey we had in the files in preparation of your submission. If you need anything else please let me know.

Jennifer

From: Bill Donaruma [mailto:bill@rciresidential.com]
Sent: Tuesday, February 10, 2015 9:34 AM
To: Jennifer Acquino; 'Edward L. Vescovi'
Subject: RE: 28 School Street application

I can be there as well

Bill

PS thanks as always for your guidance

From: Jennifer Acquino [mailto:jacquino@branford-ct.gov]
Sent: Friday, February 06, 2015 3:45 PM
To: Edward L. Vescovi; Bill Donaruma
Subject: RE: 28 School Street application

9:00 would be great.

Thank you again for your cooperation.

From: Edward L. Vescovi [mailto:ed@fidelitymortgage.com]
Sent: Friday, February 06, 2015 3:43 PM
To: Jennifer Acquino; Bill Donaruma
Subject: 28 School Street application

Hi Jennifer-

Bill & I have our Rotary meeting each Wed AM but I can come by afterward – at 9am. Bill?
Or later on for me – let us know what works.

Ed Vescovi

Fidelity Mortgage

Excellence since 1991

28 School Street

Branford, CT 06405

Ph 203-315-1200

Fax 203-315-2403

From: Jennifer Acquino [<mailto:jacquino@branford-ct.gov>]
Sent: Friday, February 06, 2015 3:39 PM
To: Edward L. Vescovi; Bill Donaruma
Subject: RE: 28 School Street application

Ed,

I would like to schedule a meeting with you and/or Bill with myself and the Town Attorney Bill Aniskovich to go over the details of the activities occurring on the property. I continue to receive complaints regarding the activities on the site and want to make sure we guide you towards the appropriate path for approvals if required.

If the church is only using the building for their offices that may not require approval. It is my understanding that private schools are not required to be licensed with the State. It is clear to me that the CELC is operating as a school and presenting themselves (through their website as well as newspaper articles) as a school. I believe these things can be discussed so we have a clear indication what exactly requires the Special Exception approval from the Commission.

It is important to note that the church and school uses are allowed in the zone, however they require Special Exception approval from the Planning & Zoning Commission. This is different than a variance from the Zoning Board of Appeals which is requesting to do something that is not allowed. With your cooperation I believe we can come to an amicable resolution. Please let me know if you are available Wednesday morning the 11th to meet.

Thank you,

Jennifer Acquino

From: Edward L. Vescovi [<mailto:ed@fidelitymortgage.com>]
Sent: Friday, February 06, 2015 11:58 AM
To: Jennifer Acquino; Bill Donaruma
Subject: RE: 28 School Street application

Hi Jennifer-

Bill was out yesterday and he and I discussed this request today. It is indicated that we should request a Special Exception application for church and school. The tenants in question don't operate a school or church here. The church group uses this space as office and do not hold and services here, and the other group from what we understand is not filed w/ the state as a school. So we really wouldn't need to apply for an exception?

We want to make sure we are compliant and rely heavily on your expertise – so please advice

Thanks

Ed Vescovi

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28 School Street

Branford, CT 06405

Ph 203-315-1200

Fax 203-315-2403

From: Jennifer Acquino [<mailto:jacquino@branford-ct.gov>]
Sent: Thursday, February 05, 2015 4:07 PM
To: Bill Donaruma
Cc: Edward L. Vescovi
Subject: RE: 28 School Street application

Bill,

Do you have an idea when you will be submitting for the Special Exception application? We have a Commission meeting tonight and want to advise them accordingly.

Thank you,
Jennifer

From: Jennifer Acquino
Sent: Wednesday, January 28, 2015 2:44 PM
To: 'Bill Donaruma'
Cc: 'Edward L. Vescovi'
Subject: RE: 28 School Street application

Bill,
We can make copies of the map from the previous application. I would just need to add \$5 per sheet for the copies, I would think 4 copies would do it. The statement of use as described below is most importantly what we need from you. Once the application is submitted, Rich Stoecker (Assistant Town Planner) may require additional documentation. I would suspect a detailed floor plan may be requested, but we don't need that right away.

From: Bill Donaruma [<mailto:bill@rciresidential.com>]
Sent: Wednesday, January 28, 2015 2:37 PM
To: Jennifer Acquino
Cc: 'Edward L. Vescovi'
Subject: RE: 28 School Street application

Jennifer
Thanks for leading through the process. As I see it we need "statement describing in detail proposed use or uses." As for all maps and other docs; you should have on record from sign application. Do we need to resubmit?
Bill

From: Jennifer Acquino [<mailto:jacquino@branford-ct.gov>]
Sent: Wednesday, January 28, 2015 2:07 PM
To: bill@RCIresidential.com
Subject: 28 School Street application

Bill,
Per our phone conversation, attached is the Planning & Zoning Commission application for Special Exception for the school and church use at the site. The application fee will be \$290.00. You should include a detailed statement of use for each. If you have any additional questions please feel free to contact me.
Thank you for your cooperation.

Jennifer Acquino
Zoning Enforcement Officer
Town of Branford
1019 Main Street
Branford, CT 06405
203-488-1255