

Zoning Board of Appeals

Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of May 15, 2018 was called to order at 7 pm by Chairman James Sette. Also attending: David Laska, Leonard Tamsin, Alternates Brad Crerar, Barry Beletsky and Donald Schilder to conduct Public Hearing on the following applications. Absent: Bud Becca and Peter Berdon with Barry Beletsky and Donald Schilder sitting for them. David Laska was off on 288 East Main Street with Brad Crerar sitting in his place. Don Schilder excused after 288 East Main was heard and Brad Crerar replaced him. Applications heard out of order.

18/4 – 1. School Ground Acres, LLC. Owner/Ronald De Lucia/ member/Applicant, 11-21 School Ground Road, (H 4-3-12 IG-2), **Continued to June 19, 2018**

8/5 – 1. James M. Sette, 215 Linden Avenue, (E12-2-8 R-3). **Continued to June 19, 2018**

18/2 – 2. Peter S. Kusterer, 3 Three Elms Road: The applicant offered his revised site plan as was discussed with Harry Smith and advised by the Planning and Zoning Commission. The revised site plan was discussed as relocation of the dumpster to include enclosing it on 3 side and plantings to the parking area which results in loss of parking space, however there is still ample parking. Replacing the boulders at Morris end of parking area with guard rail and plantings; Parking layout change due to loss of parking caused by relocation of dumpster, were all **approved** on the motion of James Sette, second by David Laska with Leonard Tamsin, Barry Beletsky and Donald Schilder in agreement with the condition that the site layout be consistent with the site plan revised to 5-1-18 in the file. However, in discussion concerning the location of the boats (variance request for Sec. 6.2.E Line 2), the Board had previously agreed that they should be kept to 10 feet off the side property line so the new request to allow them 3 feet was **denied** on the motion by James Sette, second by David Laska, with Leonard Tamsin, Donald Schilder and Barry Beletsky voting to deny.

18/3 – 3. Kathryn Laschever, 26 Manor Place, This is a small cottage with an owner occupied accessory apartment located on the property. Due to the contours of the land, there is little area where the garage can be located. Jim Sette made the motion with second by Leonard Tamsin to grant, with Barry, David and Donald in agreement. **Granted 5/0**

18/5 – 3. Total Estates, LLC-Joshua Onofrio, member, 119 Cedar Street, During presentation it was discovered that the Planning & Zoning Commission's decision notice for the request for conversion one dwelling to a showroom stated that the other dwelling would remain a two family house and should stand. The applicants Atty. Tony Eila addressed the part of the application presently heard concerned the stairs accessing the second story which were substandard and needed to be replaced. There is plenty of parking available and the hardship concerns the location of a residence in a mixed BL zone so variances would be needed no matter what was required to bring stairs up to code. The Board **Approved with condition 5/0** that the sidewalk servicing the staircase be located on the property and the stairs be no closer than three feet to the property line. Motion by Dave Laska, second by Jim Sette, with Barry, Don and Lenny also voting yes.

18/3 - 4. Total Estates, c/o Joshua Onofrio, 119 Cedar Street, (D6-6-1 Zone BL) Appeal of Zoning Enforcement Officer's notice of violation dated February 5, 2018. **Tabled to June 19, 2018 meeting. may be withdrawn once the appeal period for the approval of 18/5 -3 expires.**

18/4 – 2. 288 East Main Street LLC, Owner/Alex Vigliotti, Agent, 288-292 East Main Street. A variance had been granted previously for 2 apartments, where 4 had been planned. They are all one bedroom apartments and the applicant reached an agreement with the business sharing the parking area to allow spaces for their use. This will allow for mixed use for residential and business on the property. Motion made by James Sette, Second by Don Schilder, with Lenny, Brad, Barry in agreement, **Granted 5/0**

18/4 – 3. Joseph T and Barbara A. Mascari, Owner/Criscuolo Engineering LLC/Applicant, 1179 Main Street: To allow removal of a n unsightly decrepit building to be replaced by a completely new building with two 1 bedroom apartments and installation of new driveway/parking area, removal of bituminous pavement and loaming/seeding and installation of storm water management improvements. The building will be an improvement to the neighborhood will be more conforming and will offer a buffer on three sides within walking distance to Branford Center businesses. Motion to approve by Jim Sette, second by Bran Crerar and enjoined in voting Barry. Lenny and David **granted 5/0**

18/4 – 4. John M. Mainetti and Gary Dinicola, Owners/ Criscuolo Engineering LLC, Applicant, 417-421 Leetes Island Road, (Stony Creek Auto Service): Business has service the area for more than 30 years and the increase in size of cars and trucks can no longer service them without extending the length and height of the bay areas. On the motion by James Sette, second by David Laska, with Brad, Lenny and Barry in agreement, the **variance was granted 5/0**

18/ 5 – 2: Mary S. (Sandy) Bogucki, Owner/Frank Rizzo Construction, Applicant, 17 Eighth Avenue, Due to size and contours of property there is no way to enjoy the outside without a deck area, only a portion is requested to be screened. Is a minimal request due to lot area and will not infringe on any property lines. Motion by Jim Sette, second by Brad Crerar and **granted 5/0** with Barry, Lenny and David in agreement.

Minutes of March 20, 2018 were accepted on the motion by David Laska.

Meeting adjourned at 9:40 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk