

Zoning Board of Appeals Branford, Connecticut 06405

Minutes

The Branford Zoning Board of Appeals meeting of April 16, 2019 was called to order at 7 pm by Acting Chairman David Laska. Also attending, Leonard Tamsin, Brad Crerar, Barry Beletsky, Donald Schilder and ZEO Jaymie Frederick. Absent: James Sette, Bud Beccia and Peter Berdon.

19/4 – 1. Richard and Linda Pegnataro, 23 Cottage Street: Structure built in 1938 is located on an under sized corner lot and the current bathroom is built on pilings, is very narrow with only a 30” door so they wish to make the bathroom larger to meet code and fit future needs. Since the deck/stairs need repairs, they would like while rebuilding it to extend it to the corner of the house. On the motion by Brad Crerar, second by Leonard Tamsin, the variance was granted 5/0.

19/4 – 2. Larysa Cassella, Owner/Terry Architecture LLC, Applicant, 11 Prospect Hill Road: Mr. Terry explained that this is a partial take down and rebuild that will be less nonconforming when complete. The FEMA flood plan line is outlined in blue on the diagram and the house will be similar in style with a center gable and two bays, set on a smaller footprint with a larger second story floor plan. Due to the topography and water on two sides, FEMA guidelines designate the position of the house placement and since it remains basically at the same location will not block any water views of neighbors. There are two letters of support in the file from neighbors at 4 and 6 Prospect Street and no opposition present at the meeting. On the motion to grant by Donald Schilder, second by Brad Crerar, the variance was granted 5/0. Also, Coastal Site Plan Review: Jim Pretti from Criscuolo Engineering represented that all precautions would be taken to assure the safety of the Site and on the motion by Donald Schilder, second by Brad Crerar, the Coastal Site Plan was approved 5/0.

19/4 – 3. PSKusterer LLC, Owner/Peter S. Kusterer, dba PSKusterer LLC (Sole Member), Applicant, 211 Thimble Islands Road: First item to vote on was to accept the old A-2 Survey as adequate to depict the site since the engineer is no longer available to bring it up to date and because the variance requested was on an existing structure, not changing the property lines, so on the motion by Brad Crerar, second by Don Schilder, the A-2 was accepted 5/0 for use during the hearing. However, as the hearing progressed it was realized that the portion of the requested roof would be partially enclosed for support which was not stipulated in the original application although outlined on supporting diagrams, so Mr. Kusterer withdrew and will resubmit a corrected application.

Other Business:

755 West Main Street, AMG Enterprises, LLC dba Midas Auto Experts – DMV Location approval in accordance with CGS Sec 14-54 was approved 5/0 in as much as nothing has changed but the owner.

On the motion by Brad Crerar the March 19, 2019 Minutes were approved.

Adjourned 8: 05 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk