

CIVIC ASSOCIATION OF SHORT BEACH  
ZONING BOARD OF APPEALS  
P.O. BOX 2012  
SHORT BEACH, CONNECTICUT 06405

MINUTES FROM THE NOVEMBER 2 2020 ANNUAL MEETING

Meeting held remotely via Google Meeting. Called to order the Chairman. The Secretary called the roll.

Present at this meeting were Chairman Walter Kawecki, Secretary, Andi Hallier, and Regular Members, Robert Schwall and Carleen Davis. Also present were Alternate Members, David Steinman and Martin Hallier, Sr. In addition, Robert and Patricia Deschamps attended.

1. Receive New Applications for Appeal

Robert and Patricia Deschamps submitted an Application for Appeal from the Civic Association's August 10, 2020 denial of their application for variances of the Zoning Rules and Regulations of Short Beach, as they apply to their property located at 257 Shore Drive, which is located within District B. On appeal, they seek variances of (1) the maximum height restriction of 30' set forth in Section 7.3 and Schedule A, Line 3; (2) the maximum aggregate lot coverage restriction of 50% prescribed by Section 7.5 and Schedule A, Line 7, specifically as it pertains to total floor area, and (3) the minimum ground floor area of 600 square feet, as required under Section 7.6 and Schedule A Line 9. The Board Members agreed that this Application satisfied its Manner of Filing, and Secretary Hallier moved to accept it as presented. Ms. Davis provided a second, and the motion carried unanimously thereafter.

Discussion then focused on scheduling the Public Hearing on the Application, satisfaction of the statutory requirements pertaining to public access to the Application and supporting materials, and public notice of the Hearing on the Application, given the current public health crisis. Concern was expressed about an in-person Hearing, so remote options were discussed and agreed upon. A Hearing date was set for the Board's next regularly-scheduled meeting on December 7, 2020. Chairman Kawecki agreed to arrange for a free and publicly-accessible, virtual Hearing on the Google Meeting platform. Mr. Steinman agreed, with the Applicants' assistance, to make the Application and supporting materials available for public inspection and review on the Civic Association of Short Beach's website, and to publish notice of the Hearing on the CASB website. The Applicants were advised of their statutory obligation to notify any potentially aggrieved property owners of the December 7, 2020 Hearing via certified mail, return receipt requested, and they agreed to present proof of notice at the December 7, 2020 virtual public Hearing.

2. Minutes

Chairman Kawecki entertained a motion to approve the minutes from the Board's October 5, 2020 Regular Meeting, Mr. Steinman, Acting Secretary at the October 5, 2020 Meeting, circulated the draft Minutes to the Board Members for review via email prior to the November 2, 2020 Meeting. Secretary Hallier made a motion to approve the minutes as submitted, and Ms. David seconded the motion. It was thereafter approved unanimously.

3. Old Business

None.

4. Bills and Correspondence

Secretary Hallier submitted an invoice to the Board for the cost of printer ink. It was approved as a Boardrelated expense, and Secretary Hallier agreed to forward the invoice to the Civic Association Clerk for reimbursement.

5. New Business

Election of Officers

Chairman Kawecki entertained nominations for the position of Chairman for the 2021 calendar year. Secretary Hallier nominated Mr. Kawecki for the position; Ms. Davis seconded the nomination. No other nominations for this position were offered, and no further discussion ensued. Upon roll call by Secretary Hallier, on voice vote with Mr. Kawecki abstaining, Chairman Kawecki was unanimously re-elected to the position of Chairman.

Chairman Kawecki then entertained nominations for the position of Secretary for the 2021 calendar year. Ms. Davis nominated Andi Hallier for the position; Mr. Hallier seconded the nomination. No other nominations for this position were offered, and no further discussion ensued. The Board thereafter, with Ms. Hallier abstaining, unanimously re-elected Andi Hallier to the position of Secretary.

6. Adjournment

Hearing no further business, Chairman Kawecki entertained a motion to adjourn the meeting. Secretary Hallier moved to adjourn, and Mr. Schwall seconded the motion, which carried unanimously, and the meeting was adjourned.

Respectfully submitted,  
Andi Hallier, Secretary