

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

**DRAFT MINUTES FROM FEBRUARY 6, 2017 PUBLIC HEARING
AND REGULAR MEETING**

Meeting held at The Orchard House, 421 Shore Drive, Branford, Connecticut. Called to order by Chairman, Walter Kawecki at 7:37 p.m.

1. **Public Hearing – Application #01-2017**
2. **Roll Call**

Roll called by the Secretary, Andi Hallier. In addition to the Chair and Secretary, present were Regular Members, Carleen Davis and Tom Perretta, and Alternate Members, Martin J. Hallier, Sr., and David Steinman. Robert Schwall, a Regular Member of the Board, was not present for this meeting.

3. **Conflict of Interest Poll; Alternates**

The Chair polled the Board regarding conflicts of interest. None of the ZBA Regular Members or Members of the Panel of Alternates declared a conflict of interest with regard to Application #01-2017.

In light of the absence of Regular Board Member, Robert Schwall, and in order to empanel the Board with a full five (5) Members for purposes of the Public Hearing on Application #01-2017, discussion was held regarding the appointment of one or the other of the Board's two Alternate Members, David Steinman and Martin Hallier, Sr., in lieu of Mr. Schwall. Further discussion ensued as to whether the Rules of the Zoning Board of Appeals of Short Beach and/or the Connecticut General Statutes require the Board to alternate the service of Members of the Panel of Alternates.

After consulting the General Statutes and the ZBA Rules, the Board concluded that it was within its statutory and regulatory purview to decide which Member of the Panel of Alternates should serve in lieu of Mr. Schwall. Ultimately, Mr. Hallier suggested that Mr. Steinman serve as the Regular Member of the Board, and Mr. Steinman agreed to serve as the 5th Regular Member of the ZBA for purposes of the Public Hearing on Application #01-2017.

4. **Secretary reads the Notice of Public Hearing into the Record**

SBZBA Secretary, Andi Hallier, read the Notice of Public Hearing regarding Application #01-2017 into the Record.

5. Certificate of Mailing to Owners Abutting 63 Little Bay Lane Received

The Secretary received into the record on Application #01-2017 the U.S. Postal Service Certificate of Mailing of notice of this Public Hearing to all abutting land owners.

6. Presentation, Statements and Questions:

The Board conducted a Public Hearing with respect to Application #01-2017.

7. Public Hearing Recess or Adjournment:

Regular Member, Thomas J. Perretta, moved to adjourn the Public Hearing regarding Application #01-2017. Ms. Davis seconded Mr. Perretta's Motion, which carried unanimously upon voice vote. Thereupon, the Public Hearing on Application #01-2017 was adjourned.

8. Regular Meeting:

The regular meeting of the SBZBA was called to order by the Chairman, Walter Kaweski. The Secretary, Andi Hallier, called the roll. Present were Mr. Kawecki, Ms. Hallier, Regular Members, Carleen Davis and Thomas J. Perretta, and Alternate Members, David Steinman and Martin J. Hallier, Sr.

9. Minutes – 01/10/17

Regular Member, Thomas J. Perretta moved to approve the Minutes of the ZBA's January 10, 2017 meeting as drafted by the Secretary. Ms. Davis seconded this Motion, which carried unanimously upon voice vote thereafter.

10. Old Business:

None.

11. Bills and Correspondence:

None.

12. New Business:

None

13. Adjournment:

Mr. Perretta moved to adjourn the meeting. Ms. Hallier seconded this Motion. The Motion to Adjourn carried unanimously thereafter upon voice vote.