

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

**DRAFT MINUTES FROM THE MARCH 6, 2017 REGULAR MEETING**

Meeting held at The Orchard House, 421 Shore Drive, Branford, Connecticut. Called to order by Chairman, Walter Kawecki at 7:34 p.m. The Secretary called the roll. Present at this meeting were Chairman Walter Kawecki, Secretary, Andi Hallier, and Regular Members, Carleen Davis, Robert Schwall, and Tom Perretta. Also present was Alternate Member, Martin J. Hallier, Sr. Because Mr. Perretta's attendance was delayed, and in order to have a full, five-member panel to discuss Application #01-2017, the Chair entertained a Motion to appoint Mr. Hallier to act as a Regular Member of the Board. Ms. Hallier moved to appoint Mr. Hallier, and Ms. Davis seconded the Motion, which carried unanimously thereafter upon voice vote. Once Mr. Perretta arrived, he joined the Board and participated in the meeting.

**1. Receive New Applications for Appeal**

No applications for appeal were submitted to the Board at this meeting.

**2. Minutes**

Mr. Hallier moved to approve the Minutes from the Board's February 6, 2017 Public Hearing and Regular Meeting, as drafted and submitted by the Secretary. Mr. Schwall seconded the Motion to approve the Minutes. The Motion carried unanimously thereafter.

**3. Old Business**

The Board then deliberated on Application #01-2017, regarding 63 Little Bay Lane. At the outset, the Chair informed the Board and members of the public of the Board's intention to postpone a final vote on Application #01-2017 until the Board's next Regular Meeting, scheduled for April 3, 2017. A lengthy discussion of the Application then ensued. The Board Members raised multiple concerns regarding the Applicants' burden of proof with respect to hardship. In particular, the discussion centered on the apparent financial nature of the purported hardship, and whether the Applicants had conducted their own due diligence with respect to the flood-prone character of the subject property. Concerns were also raised about whether approval of the variances sought would result in a structure that is out of character with the surrounding homes and the neighborhood, generally. After lengthy discussion regarding Application #01-2017, Mr. Hallier moved to adjourn the deliberations. Ms. Davis seconded the Motion, and it carried unanimously.

**4. Bills and Correspondence**

None.

**5. New Business**

The Chair brought to the Board's attention that the Civic Association of Short Beach's internet website has been updated. The Secretary noted that she has had difficulty in the past few months getting the Board's Minutes posted to this website, and added that she has since re-sent all of the Board's Minutes from August, 2016 through January 5, 2017 to the website administrator, Maggie Wheeler, for posting. In addition, she has also submitted for posting the revised Rules of the Zoning Board of Appeals of Short Beach, which revisions were discussed and approved at the Board's December 5, 2017 meeting. Mr. Hallier noted that he has visited the website and found that Form 30A is not linked to the website. Mr. Perretta volunteered to review the website for completeness and accuracy. He agreed to report back to the Board at its next Regular Meeting, so the Board can address any deficiencies accordingly. The Chair then moved to table discussion of this issue until the Board's next meeting. Mr. Schwall seconded the Motion, which carried unanimously thereafter upon voice vote.

**6. Adjournment**

Ms. Hallier made a motion to adjourn the meeting. Mr. Perretta seconded the Motion, which carried unanimously, and the meeting was adjourned at 8:53 p.m.

Respectfully submitted,

Andi Hallier, Secretary  
Civic Association of Short Beach Zoning Board of Appeals