

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

MINUTES FROM THE AUGUST 7, 2017 REGULAR MEETING

Meeting held at The Orchard House, 421 Shore Drive, Branford, Connecticut. Called to order by Acting Chairman, David Steinman, who called the roll. Also present at this meeting were Secretary, Andi Hallier, and Regular Members, Carleen Davis, Robert Schwall, and Tom Perretta and Alternate Member, Martin Hallier, Sr. Chairman, Walter Kawecki was not present for this meeting.

1. Receive New Applications for Appeal

The Board reviewed an application for variances with respect to property currently owned by Branford Holding Company, LLC (Sole Member, Gerald Freedman) and located at 86-88 Riverview Avenue. The application was submitted by Tony Thompson of Plans Ahead in Branford, on behalf of prospective purchaser, Sal Maratolli. Unfortunately, the application requires prior approval of the East Shore Health Department and the Water Pollution Control Authority, and approval of a Coastal Area Management Plan. In addition, the proposed building plans do not conform with the requirements of the Civic Association of Short Beach's Zoning Regulations, specifically section 3.13. The Board cannot determine, based upon the plans as drafted, the total interior square footage of the proposed structures, as required by § 3.13. Therefore, the Board deferred acceptance of this application pending submission of proof of the requisite approvals as noted above, and revision of the plans to bring them into compliance with the Zoning Regulations.

2. Minutes

Mr. Schwall moved to approve the Minutes from the Board's June 5, 2017 Regular Meeting as drafted and submitted by the Secretary. Mr. Perretta seconded the Motion to approve the Minutes. The Motion carried unanimously thereafter.

3. Old Business

No old business was discussed at this meeting.

4. Bills and Correspondence

Mr. Schwall submitted a receipt to Fran Clark, Clerk of the Civic Association of Short Beach, for reimbursement by the Association.

5. **New Business**

None.

6. **Adjournment**

Ms. Hallier moved to adjourn the meeting. Ms. Davis seconded the motion, which carried unanimously, and the meeting was adjourned at 8:24 p.m.



Respectfully submitted,

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