

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

**MINUTES FROM THE MARCH 1, 2021 VIRTUAL MEETING**

Meeting held remotely via Google Meeting (<http://meet.google.com/xph-sfed-hqs>). Called to order by Chairman, Walter Kawecki. The Secretary called the roll. Present at this meeting were Chairman, Walter Kawecki, Secretary, Andi Hallier, and Regular Members, Carleen Davis and Tom Perretta. Also present was Alternate Member, Martin J. Hallier, Sr.

**1. Receive New Applications for Appeal**

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

**2. Minutes**

Chairman Kawecki entertained a motion to approve the minutes from the Board's December 7, 2020, January 2, 2021 and February 1, 2021 Meetings. Mr. Hallier moved to approve the minutes as submitted. Ms. Davis seconded the Motion, which carried unanimously thereafter. Secretary Hallier advised that she would finalize the Minutes from these Meetings and work with Alternate Member, David Steinman to arrange for posting on the Civic Association of Short Beach's website.

**3. Old Business**

With regard to the Application for Variance(s) of the Zoning Regulations as they apply to the property located at 257 Shore Drive, submitted by Robert and Patricia Deschamps, the Chairman noted that all of the information currently required by the Board's Manner of Filing to be submitted in connection with such an Application has been received and circulated among the Board Members for their review. He further noted that Mr. Hallier had questioned whether the Applicants should have submitted a topographical survey of the property in order to complete their Application, but that since the Board's Manner of Filing is not entirely clear on this point, the Board would accept the elevation calculations performed by the Applicant's engineering firm, Criscuolo Engineering, LLC in lieu of a topographical survey of the property.

Hearing no further comment from the Board Members, the Chairman entertained a Motion for formal acceptance of this Application. Mr. Hallier moved to accept the Application. Ms. Hallier seconded the Motion, which carried unanimously thereafter.

The Chairman then took up the issue of scheduling a Public Hearing on the Application (No. 01-2021). All Board Members present at this Meeting agreed that they could be available to conduct the Public Hearing at the Board's next regularly scheduled Meeting on April 5, 2021. The Secretary confirmed that she would prepare the requisite Public Notice and arrange for publication of the Notice in *The Sound*, and that she would work with Alternative Member, David Steinman, to arrange for electronic publication of the Notice, the Application and supporting documentation, and a link to the remote Public Hearing on the Civic Association of Short Beach's website.

The Chairman advised the Applicants of their duty to notify all abutting landowners of the April 5, 2021 Public Hearing on their Application via certified mail, return receipt requested, and to submit the return receipts to the Board to be included in the Record on Appeal. The Applicants agreed to comply.

Finally, the Applicants' attorney Timothy Lee, Esq. inquired as to whether the Board planned to issue a decision on Application No. 01-2021 at the April 5, 2021 Public Hearing. The Chairman advised that the Board would defer its formal decision until the next regularly scheduled Board Meeting, to be held on Monday, May 3, 2021.

**4. Bills and Correspondence**

The Chairman advised that Regular Member, Robert Schwall, has resigned from the Board. He encouraged the Board Members to recommend eligible Short Beach residents to fill Mr. Schwall's position on the Board. He also noted that the Board has a vacant Alternate Member position, and requested that the Board Members recommend eligible Short Beach residents who might be willing to serve as an Alternate Member as well.

**5. New Business**

None.

**6. Adjournment**

Hearing no further business, Chairman Kawecky entertained a motion to adjourn the Meeting. Mr. Hallier moved to adjourn, and Ms. Hallier seconded the Motion, which carried unanimously, and the Meeting was adjourned.

Respectfully submitted,

Andi Hallier  
Secretary

Zoning Board of Appeals  
Civic Association of Short Beach