

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

MINUTES FROM THE OCTOBER 5th, 2020 VIRTUAL MEETING

Meeting held remotely via Google Meeting. Called to order at 7:40pm by Acting Chairwoman, Andi Hallier. The Acting Secretary, David Steinman called the roll. Present at this meeting were Acting Chair, Andi Hallier, Acting Secretary and Alternate Member David Steinman, Regular Members, Robert Schwall and Carleen Davis and Thomas Perretta. Also present was Alternate Member Martin Hallier, Sr. Regular Member/Chairman Walter Kawecki was not present.

1. Receive New Applications for Appeal

CASB application # 2020-08-02. 257 Shore Drive. Homeowners Robert & Patricia Deschamps. Mr. Deschamps was present for this meeting. Mr. Deschamps began with a personal background.

Discussion was held regarding October 2nd application drop off to board. Chair pointed out short turn around time and that board members would more thoroughly review application before November 2nd regular meeting.

Discussion was held regarding possible omission of height dimension and square footage in drawings on submitted plot plan. Further discussion centered around that the data was provided in the Zoning Standards Schedule in the lower right of plot plan and therefore not necessarily needed on the diagram.

Discussion was held around the possible omission of necessary variances on the reason for denial by CASB Zoning Board. Discussion reasoned that even though the proposed preexisting non-conforming setbacks were a reduction or elimination, the CASB Zoning Board should consider citing them on the application. Discussion was further held that the ZBA should not grant setback variances without the CASB Zoning Board addressing and citing them first. CASB ZEO (David Perkins – present at meeting) requested supporting documentation showing Zoning Board history of issue. Acting Secretary David Steinman agreed to research. It was agreed that the issue may simply be resolved with Zoning Board acknowledgement before the next ZBA regular meeting.

Discussion was held regarding the omission of proper parking representation and dimensions on plot plan. Applicant was advised to submit an addendum to plot plan prior to November 2nd regular meeting.

2. Minutes

Chairwoman Hallier entertained a motion to approve the email circulated minutes from the Board's most recent Regular Meeting, held on August 3rd, 2020. Ms. Davis made a Motion to approve the minutes as submitted. Mr. Schwall seconded the Motion, which carried unanimously thereafter.

3. Old Business

None.

4. Bills and Correspondence

None.

5. New Business

There was discussion regarding the formation of a sub committee to update the ZBA Application and the Manner of Filing forms and procedures. Chairwoman Hallier nominated Mr. Hallier, Sr. to head such committee. Mr. Perkins added that the CASB Zoning Board should form a similar committee and work in conjunction with the ZBA committee to create an application process and workflow that maybe more comprehensive to future applicants

6. Adjournment

Hearing no further business, Chairwoman Hallier entertained a motion to adjourn the meeting. Ms. Davis moved to adjourn and Mr. Schwall seconded.

Respectfully submitted,

David Steinman
Acting Secretary