

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

January 2013

No Meeting

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

February 2013

No Meeting

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

March 2013

No Meeting

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

April 2013

No Meeting

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

RECEIVED
2013 APR 30 P 1:05
TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

PUBLIC NOTICE

4/30/2013

THE CIVIC ASSOCIATION OF SHORT BEACH'S ZONING BOARD OF APPEALS
WILL HOLD A MEETING ON MAY 6, 2013 AT THE ORCHARD HOUSE, 421
SHORE DRIVE, BRANFORD AT 7:30PM. AGENDA: ACCEPT APPLICATIONS



DAVID STEINMAN
SECRETARY

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

P.O. BOX 2012

Short Beach Conn.06405

MEETING AGENDA

Monday May 6th,2013

7:30 pm

Orchard House Community Room

1. Recieve new applications/appeals

2. Minutes-from last meeting

3. Old business

4. bills and correspondence

5. new business

6. Adjournment

next meeting Monday June 3rd, 2013

Tom Horrigan : ZBA Chairman

Minutes of a Regular Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut May 6th, 2013

Present: Tom Horrigan -Chairman, regular members David Steinman, Chris Bolick and Norma Bennun and alternate member Helen Wong.

Absent: Alternates Mark Winik & Will Hochman

Meeting called to order 7:35 p.m by chairman

1. New Applications/appeals - said applicant was a no-show.
2. Motion to accept 11/6/2012 made by Tom Horrigan seconded by Dave Steinman.
3. Old Business - none
4. Bills & Correspondence – None
5. New Business - None

Loose discussion was held regarding upcoming presentation by Town of Branford Engineer to CASB relating to FEMA guidelines.

There being no further business, motion to adjourn made by Tom and seconded by Norma at 7:53 p.m.

Respectfully submitted,

David Steinman - Secretary CASB ZBA

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

JUNE 2013

JUNE 17TH ORCHARD HOUSE
7:30 – 7:50PM

**TH, DS, HW, CB INFORMALLY MET TO
ACCEPT APPLICATION.
NO QUORUM – NO BUSINESS**

APPLICANT NO SHOW

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

JULY 2013

NO MEETING

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

AUGUST 2013

NO MEETING

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

RECEIVED

2013 AUG 14 A 9 41

TOWN CLERK'S OFFICE
BRANFORD, CONNECTICUT

8/14/2013

LEGAL NOTICE
SHORT BEACH ZONING BOARD OF APPEALS

NOTICE IS HEREBY GIVEN THAT THE SHORT BEACH ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING AT 7:30 PM ON SEPTEMBER 9TH, 2013 AT ORCHARD HOUSE, 421 SHORE DRIVE, BRANFORD, CONNECTICUT TO CONSIDER THE FOLLOWING:

APPLICATION #2013-1, #269 SHORE DRIVE, RENOVATION. REQUESTING A VARIANCE OF THE FOLLOWING: SECTION 7.1 SCHEDULE A LINE 4 MAXIMUM HEIGHT OF BUILDINGS FROM 30' TO 40'

APPLICANT PLANS MAY BE REVIEWED AT BRANFORD TOWN CLERK'S OFFICE.



DAVID STEINMAN
CASB ZBA SECRETARY



starprompt <starprompt@gmail.com>

Short Beach ZBA

2 messages

Tom Horrigan <tomhorrigan@msn.com>

Sun, Sep 8, 2013 at 6:47 PM

To: Dave Steinman <daveysteinman@gmail.com>, "christopherbolick@gmail.com" <christopherbolick@gmail.com>, "hochmanw1@southernct.edu" <hochmanw1@southernct.edu>, "mwinik@aol.com" <mwinik@aol.com>, "normatango@yahoo.com" <normatango@yahoo.com>, "wongh88@comcast.net" <wongh88@comcast.net>, "sailski56@yahoo.com" <sailski56@yahoo.com>, "sevans-ariker@theorchardhouse.org" <sevans-ariker@theorchardhouse.org>

Hello everyone , I hope your summer is going well . We have a meeting tomorrow evening at 730 pm at the Orchard House community room. Please note the following agenda,

Civic Association of Short Beach

Zoning Board of Appeals

P.O Box 2012

Short Beach, Conn. 06405

Meeting Agenda

Monday Sep. 9th,2013

Orchard House

1. 1. Recieve new applications
2. 2. Minutes from last meeting
3. 3. Old Business
4. 4. Bills and correspondence
5. 5. New Business
6. 6. Adjournment

next regular meeting will be Monday Oct.7th

MEETING SIGN-IN SHEET – CASB ZBA

Location: Orchard House

Meeting Date: 9/9/2013

Name	Address	Phone	E-Mail
Bob Small	269 Shore Drive	203-996-8598	bob@ctfd-db.com
Jerry Mastropolo	269 Shore Drive	861-4499 641-4499	mastrapolojerry@yahoo.com
Bob [unclear]	121 Highland	203-484-574	SAILS@156.com
John Rusatsky	1 Hill St.	203-481-4330	JRusatsky@townofstratford.com
Al Ippolito	Re: 40 Farm River Road also: 388 Orange St. New Haven, CT 06511	203-787-6555	Aippolito@Fillaw.com
Marta Haller	90 Highland Ave	203-488-7944	

Minutes of a Special Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut September 7, 2013

Present: Chairman Tom Horrigan, Secretary/clerk David Steinman, Norma Bennun, Chris Bolick, Helen Wong, regular members; Matt Snyder and Mark Winik, alternate.

Absent: Alternate member Will Hochman

Meeting called to order at 7:31 p.m.

1. **Minutes:** Motion was made to accept previous meeting minutes as written (#2 on Agenda).

2. **Old Business**

Application #2013-1 Public Hearing: Owner/Applicant Gerald Mastroangelo #269 Shore Drive Short Beach CT – requests, per Section 7.1 Schedule A Line 4 Maximum Height of Buildings a variance from 30feet to 40 feet. Representing Mr. Mastrangelo was Bob Small. Mr. Mastraoangelo was present at meeting. Plans call for a raising and redesign of structure in established FEMA VE Zone. Height was the only variance requested for project on application.

Chairman raised concern that the applicant's plan package was not originally presented to CASB Zoning Board per denial. Chairman pointed out that there may be pre-existing non-conformities on building site that weren't originally addressed by applicant or CASB zoning board. Several items on the plan package, including changes to the existing roofline, the addition of porch and other new construction – new items that weren't presented to the CASB Zoning Board - are important variances to address. **Action** - since these project points weren't presented to CASB board for consideration, the application package needs to be returned to CASB for review. **Application withdrawn.**

3. **New Business:**

Application Accept #2013-2: Owner/Applicant Barry Michael Vener and Maureen Moore Vener #40 Farm River Road Short Beach, CT, represented at meeting by Atty. Al Ippolito, requests per Section 8.5.5 to build a retaining wall within a sideline setback. Original application cited CASB ZB denial based on 8.5.4 – pertaining to rock slopes when proposal was actually deemed a retaining wall – sec 8.5.5.

The Veners are applying to build a 30' long retaining wall along a property for safety and to comply with having to build a required fence since retaining wall would be higher than 4 feet. Lengthy discussion was held regarding the adjoining property owner's knowledge and consent for submitted plans, the resolution of two different survey plots between the adjoined property owners, and overall plans and application review. **Action** – Application accepted contingent on a stipulation that the CASB ZB clarify that the original denial was based on Reg. 8.5.5 and not 8.5.4 prior to a hearing AND that a letter from the adjoining property owner or their attorney, their presence and statement at a hearing, or representation by owner at hearing, be presented to board acknowledging consent for plans be presented at hearing.

4. **Bills and Correspondence:** None

5. **Adjournment:** Meeting adjourned 8:25pm.

Respectfully submitted,

A handwritten signature in blue ink, consisting of a large, stylized oval shape followed by a long, thin horizontal line extending to the right.

David Steinman - Secretary CASB ZBA

The annual meeting of the Eastern Indian Neck Association (EINA) will be held Tuesday, September 24, 2013 at 7:00 PM, Branford Community House, 46 Church Street, Branford, CT

203-241-3724 or
ellenlampros@yahoo.com
www.branfordchor

Agenda

Board of Assessment Appeals
Town of Branford
Meeting 5:00 pm
September 18, 2013

The Board of Assessment Appeals will meet in the Assessor's Office, 1019 Main Street on Wednesday September 18, 2013 at 5:00 pm to hear appeals of Motor Vehicle Assessments for the 2012 Grand List. Appeals will be heard first come first serve.

View Artwork

Brown, Casey

The Madison Art the artwork of Sally Branford and Marg Guilford through O normal business ho Madison Town Hall, Road. All artwork is more information, c 203-641-0640 or st net, or Marge at 20 mvc39@sbcglobal.r

LEGAL NOTICE

SHORT BEACH ZONING BOARD OF APPEALS

Notice is hereby given that THE Short Beach Zoning Board of Appeals will hold a Public Hearing at 7:30 pm on September 9th, 2013 at Orchard House, 421 Shore Drive, Branford, Connecticut to consider the following:

Application #2013-1, #269 Shore Drive, Renovation. requesting a variance of the following: Section 7.1 Schedule A line 4 Maximum Height of Buildings from 30' to 40'.
Owner/Applicant: Gerald Mastrangelo

Applicant's plans and supporting material on file for Short Beach at Branford Town Clerk's Office.

David Steinman
CASB ZBA Secretary

NOTICE TO CREDITORS ESTATE OF ALLAN L. KLING (13-00272)

The Hon. Frank J. Forgione, Judge of the Court of Probate, Branford-North Branford Probate District, by decree dated August 22, 2013, ordered that all claims must be presented to the fiduciary at the address below. Failure to promptly present any such claim may result in the loss of rights to recover on such claim.



14x20
Vinyl Garage
was \$905
NOW \$699
10x12

LEGAL NOTICE

SHORT BEACH ZONING BOARD OF APPEALS

Notice is hereby given that THE Short Beach Zoning Board of Appeals will hold a Public Hearing at 7:30 pm on September 9th, 2013 at Orchard House, 421 Shore Drive, Branford, Connecticut to consider the following:

Application #2013-1, #269 Shore Drive, Renovation. requesting a variance of the following: Section 7.1 Schedule A line 4 Maximum Height of Buildings from 30' to 40'.
Owner/Applicant: Gerald Mastrangelo

Applicant's plans and supporting material on file for Short Beach at Branford Town Clerk's Office.

David Steinman
CASB ZBA Secretary

NOTICE TO CREDITORS ESTATE OF BETTY S. BALDWIN (13-00260)

The Hon. Frank J. Forgione, Judge of the Court of Probate, Branford-North Branford Probate District, by decree dated August 21, 2013, ordered that all claims must be presented to the fiduciary at the address below. Failure to promptly present any such claim may result in the loss of rights to recover on such claim.

Diane B. Whalen, Chief Clerk

The fiduciary is:
Bruce Treat Baldwin
24 Evergreen Rd.
Northford, CT 06472

NOTICE TO CREDITORS ESTATE OF JAMES W. BRUNO (13-00270)

Sign Up for Ms. Judy's

Ms. Judy's Emporium, 28 Street, Branford, is accepting applications for children ages 4 to five for the 2013-2014 season. Limited space is available. For more information, contact 203-710-1313 or msjudysemporium@yahoo.com.

71st Annual North Haven Fair

The 71st annual North Haven Fair is on Thursday, Sept. 5 from 10 p.m., Friday, Sept. 6 from 11 p.m., Saturday, Sept. 7 from 10 a.m. to 11 p.m., and Sunday, Sept. 8 from 10 a.m. to 7 p.m. at the North Haven Fairgrounds on Washington Avenue. The fair includes rides, carnival games, music, a horse drawing contest, magic shows, wrestling, and more. Admission is \$10 for adults and \$5 for children under 12. For more information, visit www.northhaven-fair.com.

Civic Association of Short Beach

Zoning Board of Appeals

PO Box 2012

Short Beach , CT, 06405

Meeting Agenda

Monday Oct.7th 2013

Orchard House Community Room

- 1. Recieve new applications/appeals**
- 2. MINUTES- From regular meeting of Sep. 2013**
- 3. Old Business**
- 4. Bills and correspondence**
- 5. New Business**
- 6. Adjournment**

Next Meeting nov. 3rd 2013

Tom Horrigan

ZBA Chairman

**Minutes of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut October 7th, 2013 at Orchard House, 421
Shore Drive, Branford , CT 06405**

Present: Tom Horrigan -Chairman, regular members Helen Wong, Chris Bolick and Norma Bennun
Also present: Marty Hallier, Dave Perkins, Fran Clark, Attorney Bob Harrington representing adjoining
owner Susan Daily and Attorney Al Ippolito representing Owners - Verners
Absent: Regular member Dave Steinman, Alternates Mark Winik & Matt Snyder

Meeting called to order at 7:30 p.m by Chairman

1. New Applications/appeals - none

2. Old Business:

Application# 2013-2: Owner/Applicant Barry Vener and Maureen Moore Vener #40 Farm River Road, Short Beach, CT represented at the meeting by Attorney Al Ippolito
The Veners are applying to build a 30' long retaining wall along a property for safety and to comply with having to build a required fence since retaining wall would be higher than 4 feet. Original application cited CASB ZB denial was based on sec 8.5.4 – pertaining to rock slopes while proposal was actually deemed a retaining wall – sec 8.5.5.

At the hearing, Atty Ippolito provided ZBA a copy of the denial letter from David Perkins – Zoning Enforcement Office dated September 20, 2013 stating that the CSAB ZB denial was based on a violation of 8.5.5. not sec. 8.5.4.

Atty Ippolito also provided ZBA a postal receipt of notification to the adjoining owner - Susan Daily.

Attorney Harrington stated that Susan Daily and the Verners have drafted an agreement letter on their boundary lines; the proposed retaining wall plan with the equipment and material used and the backfill to provide walkway from adjoining owner's house to her shed. ZBA Chairman requested a copy of this agreement letter. Attorney Ippolito will provide a copy of such letter to Chairman via e-mail.

Since both parties have agreed on the proposed retaining wall plan, Chairman Harrigan moved to approve the application with the agreement letter, Helen Wong seconded. All present members voted 'Yes' and Application #2013-2 was approved.

There is no further business, motion to adjourn made by Chairman and seconded by Norma at 7:55 p.m.

Respectfully submitted,
Helen Wong on behalf of David Steinman – Secretary of CASB ZBA

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

NOVEMBER 2013

NO MEETING

CIVIC ASSOCIATION OF SHORT BEACH

ZONING BOARD OF APPEALS

P.O. BOX 2012

Short Beach Conn.06405

MEETING AGENDA

December 2, 2013

7:30 pm

Orchard House Community Room

1. Recieve new applications/appeals

2. Minutes-from last meeting

3. Old business

4. bills and correspondence

5. new business

6. Adjournment

Minutes of a Special Meeting of the Zoning Board of Appeals of the
Civic Association of Short Beach, Connecticut December 2, 2013

Present: Chairman Tom Horrigan, Regular members Secretary David Steinman, Helen Wong & Matt Snyder

Absent: Norma Bennun, Chris Bolick Alternate members Will Hochman & Mark Winik

Meeting called to order at 7:30 p.m.

1. **Minutes:** Motion was made to accept previous meeting minutes as written.
2. **Old Business: None**
3. **New Business:**

Application #2014-#1: Owner/Applicant Gerald Mastrangelo #269 Shore Drive, Short Beach, CT represented at meeting by Atty. Al Ippolito, requests variances per Schedule A, section 4 Height of Building from 29.4 feet to 33.1 feet AND Section 5a Setback from Street Line from 15.5 feet to 15.5 feet AND Section 5d setback from Long Island Sound from 9.2 feet to 9.2 feet.

Mr. Mastrangelo is appealing to lift and renovate existing structure to conform to FEMA standards within a determined velocity zone.

Action – Application accepted for a January 6th, 2014 ZBA hearing and vote.

Application #2014-2: Owner/Applicant Dennis Pantini # 333 Clark Avenue, Short Beach, CT. requests a variance per Schedule A, section 5a setback from street line from 11.2 feet to 12 feet.

Mr. Pantini is appealing to build a master bedroom suite addition to existing structure.

Action - Application accepted for a January 6th, 2014 ZBA hearing and vote.

4. **Bills and Correspondence:** None
5. **Adjournment:** Meeting adjourned 8:23pm.

Respectfully submitted,

David Steinman - Secretary CASB ZBA