

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

MINUTES FROM THE FEBRUARY 6, 2023 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 Member, Carleen Davis. Also present were Alternate Members, Martin J. Hallier, Sr. and David Steinman. The Chairman seated both Alternates as Regular Members for the purposes of this Meeting.

1. Receive New Applications for Appeal

a. 14 Rockland Park (Stuart P. & Rebecca K. Rosenberg) – Appeal of July 12, 2022 Cease and Desist Order

Chairman Kawecki advised that he has reviewed the Application for Review of Action, and has deemed the Application complete and accurate. Therefore, the Board will accept the Application and schedule a Public Hearing to commence at its next Regular Meeting, to be held on Monday, March 6, 2023. Secretary Hallier advised that she would prepare a Notice of Public Hearing and arrange for the Notice to be published in *The Sound* on February 23, 2023 and March 2, 2023. Mr. Steinman requested that the Applicants' attorney Christopher Eddy, Esq. provide him with an electronic copy of the Application and supporting materials, so he can post it on the Civic Association of Short Beach's website. Attorney Eddy confirmed that he would forward an electronic copy of the Application and supporting materials to the Chair, who will in turn forward it to Mr. Steinman for electronic publication. Secretary Hallier confirmed that she will drop off a copy of the Application and supporting materials to the Branford Town Clerk's office, where it will be available for public inspection. Finally, Secretary Hallier advised Attorney Eddy that the Applicants are required to send notice to all abutting property owners of the March 6, 2023 Public Hearing via certified mail at least twenty (20) days prior to the Public Hearing, and must submit proof of the abutting property owners' receipt of said certified letters to the Board at the commencement of the Public Hearing.

b. 269 Shore Drive (Gerald Mastrangelo) – Appeal of September 21, 2022 Cease and Desist Order

Chairman Kawecki advised that he has corresponded with the Applicant's attorney, Timothy Lee, Esq. regarding this Application for Appeal for a Review of Action, which was submitted on October 27, 2022. The Chairman advised that he has been working with Attorney Lee to complete this Application, and that Attorney Lee has requested that the Board table action on the Application until the Board's April 3, 2023 Regular Meeting. Mr. Steinman inquired whether the Applicant would provide photographs of the bonus room above the his garage as part of his Application. Mr. Hallier noted that this Application does not contain a copy of the Conditional Permit issued by the Civic Association of Short Beach and referenced in ZEO Perkins' September 21, 2022 Cease and Desist Order. Chairman Kawecki advised that he will continue to work with Attorney Lee to complete this Application prior to the Board's April 3, 2023 Regular Meeting.

c. 14 Rockland Park (Stuart P & Rebecca K. Rosenberg) – Appeal of Civic Association of Short Beach’s December 12, 2022 Denial of Building Permit

Chairman Kawecki advised that the Rosenbergs intend to appeal the Civic Association of Short Beach’s December 12, 2022 denial of their Application for a Building Permit, and that Attorney Eddy plans to submit an Application for Appeal for Variance on or before February 10, 2023. Inasmuch as Chairman Kawecki will be in Poland for the foreseeable future, he advised that he has instructed Attorney Eddy to forward the Application and supporting materials to Secretary Hallier, who will distribute the Application and materials to the Board Members for their review for completeness and accuracy. Assuming that the Application is complete and accurate, the Board will accept the Application at its next Regular Meeting on March 6, 2023, and schedule a Public Hearing on the Appeal.

2. Minutes

Chairman Kawecki entertained a motion to approve the minutes from the Board’s December 5, 2022 Regular Meeting. Mr. Hallier moved to approve the minutes as submitted. Ms. Davis seconded the Motion, which carried unanimously thereafter.

3. Old Business

None.

4. Bills and Correspondence

Secretary Hallier confirmed that she has a copy of Chairman Kawecki’s correspondence with Attorney Lee regarding Gerald Mastrangelo’s Application for Appeal for Review of Action, and has incorporated that correspondence into the Record on Appeal.

5. New Business

None.

6. Adjournment

Hearing no further business, Chairman Kawecki entertained a motion to adjourn the Meeting. Secretary Hallier moved to adjourn, and Mr. 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

