

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

MINUTES FROM THE OCTOBER 3, 2022 REGULAR MEETING

Meeting held remotely via Google Meeting. 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, David Steinman and Martin J. Hallier, Jr.

1. Receive New Applications for Appeal

The Chairman advised that Stuart and Rebecca Rosenberg, owners of property located at 14 Rockland Park, have submitted materials in support of an appeal of a Cease and Desist Order issued by Zoning Enforcement Officer David Perkins. The Chairman advised that he has spoken with the Applicants' counsel, John Casey, Esq., who requested that the Board stay action on the Appeal until such time as the Civic Association of Short Beach acts on the Rosenbergs' application for a building permit, which would void the Zoning Enforcement Officers Order and moot the appeal. The Chairman advised that he would distribute the application materials to each of the Board Members within the next several days, so we may review the materials to determine whether the Application is accurate and complete. Assuming this is the case, the Chairman advised Attorney Casey that the Board would confirm that the Application is complete and accurate and formally accept it at our next regularly Scheduled Meeting on November 7, 2022, and then set the matter down for a Public Hearing within sixty-five (65) days of acceptance, as required by Statute.

2. Approval of Minutes

The Secretary presented for formal approval the minutes of the Board's May 3, 2021 Public Hearing and Regular Meeting, and the Board's November 1, 2021 Annual Meeting. The Secretary advised that the recordings of these two meetings had to be extracted from the digital recording device after the device ceased to function, resulting in a delay in the transcription of the minutes. The Chairman entertained a Motion to approve the Minutes from the May 3, 2021 Public Hearing as submitted by the Secretary. Mr. Hallier moved to approve the Minutes and Ms. Davis provided a second, after which the motion carried unanimously. Thereafter, the Chairman entertained a Motion to approve the Minutes from the Board's November 1, 2021 Annual Meeting as submitted by the Secretary, and Mr. Hallier so moved. Ms. Davis provided a second after which the Minutes were approved unanimously.

3. Old Business

There was no old business discussed at this Meeting.

4. Bills & Correspondence

The Chairman advised that he has received correspondence concerning a Cease and Desist Order issued by Zoning Enforcement Officer David Perkins to Gerald Mastrangelo, owner of the premises located at 269 Shore Drive, citing Mr. Mastrangelo for violation of a conditional site plan approval issued on November 9, 2020.

The correspondence, which has been entered into the Record by the Secretary, includes a Notice of Violation dated September 21, 2022 addressed to Mr. Mastrangelo from Zoning Enforcement Officer, David Perkins, attached to which was a copy of the Conditional Site Plan Approval issued by the Civic Association of Short Beach on November 9, 2020, as well as a letter of representation from Timothy Lee, Esq., who represents Mr. Mastrangelo, dated September 26, 2022 and addressed to ZEO Perkins, advising Mr. Perkins that Mr. Mastrangelo intends to appeal the Notice of Violation, and correspondence dated September 30, 2022 and sent by Mr. Perkins in response to Attorney Lee's letter, advising Attorney Lee of his client's appeal rights, and correspondence from ZEO Perkins addressed to Chairman Kawecky dated September 30, 2022, forwarding copies of the correspondence noted above with Mr. Mastrangelo and Attorney Lee.

5. New Business

The Chairman reminded the Board Members that our next meeting, scheduled for November 7, 2022, will be our Annual Meeting, when we elect officers. The Chairman encouraged full attendance.

6. Adjournment

Hearing no further business, the Chairman entertained a Motion to Adjourn the Meeting. Secretary Hallier moved to adjourn, and Ms. Davis provided a second, after which the motion carried unanimously and the Meeting was adjourned.

Respectfully submitted,

Andi Hallier, Secretary
Short Beach Zoning Board of Appeals

