

Minutes of December 7, 2015 Regular Meeting of the Civic Association of Short Beach Zoning Board of Appeals.

Present: Tom Horrigan (chairman), John Elgee (secretary), David Steinman, Norma Bennum and Marty Hallier.

Meeting called to order at 7:30 P.M. by Tom Horrigan Chairman.

New Applications: Application #2015-2. 51 Beckett Ave. submitted by John Clifford Jr. (applicant), Nancy R. Clifford (owner). Reviewed by Zoning Board.

David Steinman (who had met with the applicant prior to our regular December meeting to expedite the application process) read the following statement; "On November 25th, 2015 I met with applicant of 51 Beckett Ave. for a pre-application meeting. The secretary of the ZBA requested I talk with him in that he wasn't available and I have past secretary experience. The applicant questioned the filing deadline in which I determined that tonight would be deadline per ZBA regulations. At that time I also checked that the deeded name matched the applicant's and that there was an A-2 Class Survey. The applicant provided 2 items, a letter from the Town of Branford and a photo of the property during storm. He questioned if he could include these in his application. I stated applicant could include any documentation he or she wanted relevant to the application. This meeting lasted approximately 15 minutes. I believe this to be a simple procedural courtesy review so as to assist in the process, without advising or consulting. I intend to continue on the board with this application. If any party finds this meeting conflictual, I will certainly recuse myself".

Application for variance for 51 Beckett Ave. was found to be incomplete and was submitted and accepted with the following conditions that the information listed below be received by the ZBA by the scheduled hearing date of 1/4/2016;

- 1). A topographical map of the elevation of the property,
- 2). Fema elevation of the existing first floor per the new Fema regulations,
- 3). A Fema zone map for the area,
- 4). A check in the amount of \$175.00 made out to The Civic Association of Short Beach (the check presented to the board with the application that night was incorrectly made out to The Civic **Organization** of Short Beach),
- 5). Proof by blue receipt cards from the post office verifying the adjoining property owners had been sent out notifications of the meeting, location and date of 1/4/2016.

Marty Hallier made a motion and it was seconded by Norma Bennum and approved unanimously by the board that we accept the application pending the fulfillment of the above conditions.

Old Business: Subject of discussion of ZBA concerns with CASB and ZEO handling of applications was brought up again with no resolution of the problem.

New Business: John Elgee stated that he and Tom Horrigan had attended 2 separate seminars related to Land Use and Climate Adaptation which contained minimal information concerning zoning board of appeals.

The terms of office of the ZBA members were distributed by John Elgee insofar as he could reconstruct from his notes and memory the proceedings of the CASB annual meeting of 7/2015. There are no minutes of the ZBA election of members of that meeting on the CASB website and apparently no recording of said meeting exists.

Tom Horrigan regular member-2 years left on a three year term (elected 2014).

John Elgee regular member-2 years left on a three year term (elected 2014).

David Steinman regular member-1 year left on a two year term (elected 2014).

Martin Hallier regular member-1 year left on a two year term (elected 2015 to fill second year of two year term of recently resigned member Helen Wong).

Norma Bennum alternate member-1 year left on a two year term (elected 2015 to fill second year of two year term of recently resigned member Mathew Snyder).

Norma Bennum asked the status of our potential new member Walter Kawecki. John Elgee explained Walter was ready to serve but was feeling ill after recovering from recent surgery. Elgee stated that the CASB must appoint him by their regular December meeting if he was to be considered a member of the ZBA for our regular January 4th, 2016 meeting.

Minutes: The minutes for the October 5, 2015 meeting of the ZBA were approved unanimously by the board (motion to accept the minutes by Tom Horrigan and seconded by Marty Hallier).

Correspondence: None

Bills: None.

Martin Hallier made a motion to adjourn which was seconded by Norma Bennum and passed unanimously at 8:33 P.M.

Submitted,

John Elgee

ZBA Secretary