

Chairman Kenning called the meeting to order at 7:35 p.m.

PRESENT: Vincent Vollero, Alternate Member
Guy Stone, Regular Member
Thomas Katon, Regular Member
Steve Kenning, Chairman

Chairman Kenning read the Legal Notice into the record.

Chairman Kenning stated that there are only four Board members present. In order for an application to pass, you need to have four affirmative votes. If you would like to postpone your application until next month, you may do so, so that five Board members would be seated.

Application #2006/07-11 – Will go forward
Application #2006/07-12 – Will go forward

1. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

- A. Application #2006/07-11 41 Marjorie Drive (Assessor's Map 35, Lot 17) requesting a variance of Section 24.1, Schedule B, Line 7.1 to allow a 40' street line setback where 50' is required for an addition. Owner: Alan M. and Kimberly R. Gemmell / Applicant: Small Hand Productions, LLC

PUBLIC HEARING

Chairman Kenning read into the record a letter dated October 16, 2006 for Michael Guaglianone of the Regional Water Authority.

Chairman Kenning stated that the applicant did comply with the notification requirements.

Chairman Kenning reviewed the application with the Board stating the hardship is that the proposed addition must begin at the existing rear line of garage and proceed towards the street as there is a steep grade drop off at ten feet at rear of the existing garage. The grade drop denotes the limit of the 100 year flood line.

Applicant, Alan Gemmell discussed the application with the Board.

Chairman Kenning stated that it is not an option to meet the 50 foot setback due to the topography of the land.

Chairman Kenning asked if anyone would like to speak in favor of the application?

Chairman Kenning asked if anyone would like to speak in opposition to the application?

Chairman Kenning closed the Public Hearing at 7:50 p.m.

POSSIBLE ACTION

Member Katon stated that it has unusual topography; it is a pre-existing non-conforming lot.

Chairman Kenning stated that there are other homes that have done similar things and have projections out of the front of the house. It certainly is in character of the neighborhood. I also find a hardship in my mind due to the topography of the land.

VOTE: Member Vollero – Approve 61.3
 Member Stone – Approve 61.3
 Member Katon – Approve 61.3
 Chairman Kenning – Approve 61.3

The variance was APPROVED by a vote of 4 to 0 in favor.

- B. Application #2006/07-12, 51 DeForest Drive (Assessor's Map 1, Lot 21) requesting a variance of Section 42.2.2C to allow an accessory dwelling unit on a non-conforming lot and Section 42.3.3 F to allow a 796 s.f. accessory dwelling unit where 600 s.f. is the maximum allowable in an R-40 Zone.
Owner/Applicant: Julius H. and Carlene J. Granata.

PUBLIC HEARING

Chairman Kenning reviewed the application with the Board stating the hardship is that the accessory dwelling is being built for handicap accessibility. More square footage is being requested to allow the architect flexibility in providing larger hallways and bathroom facilities so that the dwelling is wheel chair accessible.

Chairman Kenning read into the record a letter dated September 14, 2006 from Carlene Granata.

Chairman Kenning stated that the applicant has complied with the notification requirements.

Applicant, Carlene Granata discussed the application with the Board stating that they would like to put on an accessory dwelling onto the back of the house for her mother and father. We have the square footage; it is the lay of the land that messes us up. We are surrounded by woods. I have spoken with the neighbors and they give us there blessing.

Chairman Kenning stated that now a days 600 s.f. is a fairly small addition.

Chairman Kenning asked if the property to the left is Branford?

Mrs. Granata responded that the property to the right is Branford and to the left is North Branford.

Chairman Kenning asked if anyone would like to speak in favor of the application?

Matthew Granata stated that he is in favor of the application.

Chairman Kenning asked if anyone would like to speak in opposition to the application?

Chairman Kenning closed the Public Hearing at 8:07 p.m.

MINUTES – North Branford Zoning Board of Appeals
Regular Meeting of October 16, 2006

POSSIBLE ACTION

Chairman Kenning stated that it seems straightforward and a hardship from the layout of the property with the house squeezed up there close to the road and the close lines to the abutting properties and hardship for handicap access for there parents.

VOTE: Member Vollero – Approve 61.3
 Member Stone –Approve 61.3
 Member Katon – Approve 61.3
 Chairman Kenning – Approve 61.3

The variance was APPROVED by a vote of 4 to 0 in favor.

BILLS AND CORRESPONDENCE: None

MINUTES – Regular Meeting of September 18, 2006

Member Katon moved, seconded by Member Stone to approve the September 18, 2006. The motion was carried unanimously.

ADJOURNMENT

Member Stone moved, seconded by Member Vollero to adjourn the meeting at 8:09 p.m. The motion was carried unanimously.

Respectfully Submitted;

Respectfully Submitted;

Denise Prather
Recording Secretary

Steve Kenning
Chairman