

Chairman Kenning called the meeting to order at 7:03 p.m.

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

Vice Chairman Bradley read the Legal Notice into the record.

1. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

- A. Application #2006/07-17, 1720 Foxon Road (Map 26, Lot 33) and 1 Library Place (Map 26, Lot 34) requesting a variance of sections 5.7.1, 24.1 Schedule B, Line 7.1 53.3.4 and 53.4, to allow the expansion of a legal, non-conforming building, to reduce building setback to 24', to allow parking and access aisles within setbacks and to allow library parking to be offsite on adjoining parcel, for the Atwater Memorial Library. Owner: Town of North Branford / Applicant: TO Designs, LLC

PUBLIC HEARING

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

Chairman Kenning reviewed the application and stated that the hardship is that the variance is requested to provide adequate building and site amenities for the library to serve the Town of North Branford. The structure did exist prior to zoning adoption, various zoning regulations that we are now coming for a variance in front of the Board.

Applicant, Valerio Giadone of Schoenhardt distributed the site plans (Exhibit A) and discussed the setbacks and the Landscaping layout with the Board. Mr. Giadone stated that they have spoken with all Town officials and the State.

Chairman Kenning asked why the parking variance is needed?

Marion Bradley of 10 Totoket Road stated that she is the library chair and the reason the parking will be over by the barn is because the Town did not have the money to buy the land by the barn and that they would like the library to buy the land so that when an addition is planned, we will need it for parking.

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

Mary Caruso of 1 North Street says it is a great plan which will help with the traffic flow.

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

Chairman Kenning closed the public hearing at 7:19 p.m.

POSSIBLE ACTION

Vice Chairman Bradley stated that the original library was built on the old militia training grounds with a special act of the general assembly to get it, Governor Baldwin dedicated it, it expanded once, and the town certainly has outgrown the limited size of it. The campus idea enhances the historical society, making it a state of the art library and allowing for sufficient parking on site and the topography and geography of the property certainly lends itself to the variances.

Chairman Kenning stated that he does find a hardship due to the existing structure.

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

The variance was GRANTED by a vote of 5 to 0.

- B. Application #2006/07-18, 3 Old Post Road (Map 67, Lot 64) and 13 Old Post Road (Map 67, Lot 63) requesting a variance of 5.7.1, 24.1, Schedule B, Line 6 7.1 and 10, 24.4.5 and 53.3.5 to allow the expansion of a legal, non-conforming building to allow a height of 38' from basement exterior level, to reduce 50' setback to 13' to allow maximum lot coverage of 38%, to allow for a 7' wall in setback and to allow parking and access aisle within 50' setback to 20' for the Edward Smith Library Owner: Town of North Branford / Applicant: TO Design LLC

PUBLIC HEARING

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

Chairman Kenning reviewed the application and stated that the hardship is that the variances are requested to provide adequate building and site amenities to serve the Town of North Branford and that the structure existed prior to zoning changes and adoptions.

Applicant, Valerio Giadone of Schoenhardt distributed the site plan (Exhibit A) and discussed the variances they are looking for. Mr. Giadone stated that they have spoken with all Town officials and the State wants us to address putting a sidewalk along Route 17. So we have a couple of changes from the State, otherwise we are good to go.

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 7:35.

POSSIBLE ACTION

Vice Chairman Bradley stated that the building pre-dates zoning, it is an interesting piece of property, given the slope, terrain and the existing historical structures, the little red school

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house, the church across the street, it will lend us to have a state of the art library in both ends of Town.

Chairman Kenning stated that he does see a hardship due to the building predates zoning.

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

The variance was GRANTED by a vote of 5 to 0.

MINUTES – Regular Meeting of February 26, 2007

Member Katon moved, seconded by Member Vollero to approve the minutes of February 26, 2007. The motion was carried unanimously.

BILLS AND CORRESPONDENCE:

ADJOURNMENT

Vice Chairman Bradley moved, seconded by Member Vollero to adjourn the meeting at 7:37 p.m. The motion was carried unanimously.

Respectfully Submitted;

Respectfully Submitted;

Denise Prather
Recording Secretary

Steve Kenning
Chairman