

Vice Chairman Bradley called the meeting to order at 7:10 p.m.

PRESENT: Tom Katon, Regular Member
Guy Stone, Regular Member
Mike Tobin, Regular Member
Ed Boughton, Regular Member
Paul Bradley, Vice Chairman

Member Boughton read the Legal Notice into the record.

1. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

- A. Application #2005/06-18, 826 Totoket Road (Assessor's Map 57, Lot 33) seeking a variance of Section 24.1, Schedule B, Line 7.2, minimum setback from rear property line to a 14' setback where 30' is required for an addition. Owner: Michael D. and Denise E. Tanner /Applicant: Michael D. Tanner (Tabled from April 17, 2006 meeting)

PUBLIC HEARING

Vice Chairman Bradley asked if Mr. Tanner was present.

Member Boughton stated that this is the third month of hearing this.

Member Katon stated that last month we tabled this application due to Mr. Tanner not being present and his mother-in-law not having the information that was requested the month before.

Vice Chairman Bradley asked if there is any further discussion?

POSSIBLE ACTION

Member Tobin stated he has nothing further to say.

Member Katon stated that he is ready to vote.

VOTE: Member Katon – Deny section 61.3
Member Stone – Deny section 61.3
Member Tobin – Deny section 61.3
Member Boughton – Deny section 61.3
Vice Chairman Bradley – Deny section 61.3

The variance was DENIED by a vote of 5 to 0 in opposition.

- B. Application #2005/06-21, 16 Jerz Lane (Assessor's Map 36, Lot 21) seeking a variance of Section 24.1, Schedule B, Line 7.1 to allow 43' street line setback where 50' is required for a porch. Owner/Applicant: Michael and Terri Lynn Nuzzo.

PUBLIC HEARING

Vice Chairman Bradley asked how far the curb line to the house is?

Mrs. Nuzzo responded that she thinks it is right at the fifty.

Member Boughton stated according to my math, the current property line is at 50 feet.

Vice Chairman Bradley stated that a lot of roads in the town are not built out to the property line. There usually is still taking room.

Member Katon asked if the house was cut out before zoning?

Mrs. Nuzzo stated that the house was built in the 60's.

Vice Chairman Bradley stated that you are probably over 50 feet from the road. You have a pre-existing undersized lot, an older street, your house is physically more than 50 feet from the road, you want to put on a small porch for a host of reasons, family and so forth. The unique geography of the lot and layout due to the way the street was laid out.

Vice Chairman Bradley asked if anyone would like to speak in favor of the application.

Vice Chairman Bradley asked if anyone would like to speak in opposition to the application.

Vice Chairman Bradley stated that the applicant has complied with the notification requirement.

Chairman Kenning closed the public hearing at 7:20 p.m.

POSSIBLE ACTION

Member Katon stated that Vice Chairman Bradley succinctly categorized all the reasons, so based upon the minimal nature of the requested variance I do not have a problem with it.

Vice Chairman Bradley stated that by the looks of the site map, there may still be fifty feet of lawn.

VOTE: Member Katon – Approve 61.3
 Member Stone – Approve 61.3
 Member Tobin – Approve 61.3
 Member Boughton – Approve 61.3
 Vice Chairman Bradley – Approve 61.3

The variance was APPROVED by a vote of 5 to 0 in favor of the application.

BILLS AND CORRESPONDENCE:

Zoning Enforcement Officer O'Connor stated that Kurt and Carol suggested that we discuss a couple of issues with regard to coverage of lots. Lot coverage and swimming pools germane to future variances. There is some confusion to interpretation to the zoning regs as written with regard to lot coverage but more specific to the pool coverage issue. There is interpretation regarding in ground pools and above ground pools

Member Katon stated that it is not appropriate for us to hypothetically guess what we might agree on for each variance.

MINUTES – North Branford Zoning Board of Appeals
Regular Meeting of May 15, 2006

Member Tobin stated that each application stands on its own merits.

MINUTES – Regular Meeting of April 17, 2006

Member Katon moved, seconded by Member Tobin to approve the minutes of April 17, 2006. The motion was carried unanimously.

ADJOURNMENT

Member Tobin moved, seconded by Member Boughton to adjourn the meeting at 7:29 p.m. The motion was carried unanimously.

Respectfully Submitted;

Respectfully Submitted;

Denise Prather
Recording Secretary

Paul Bradley
Vice Chairman