

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 14 April 2015

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday, 14 April 2015, beginning at 7:00 p.m. in **CITY HALL AUDITORIUM, 110 RIVER STREET**, Milford, CT, to hear all parties concerning the following applications, some of which require Coastal Area Site Plan Reviews or exemptions.

A. PLEDGE OF ALLEGIANCE / ROLL CALL

MEMBERS PRESENT: Joseph Tuozzola (Ch), Howard Haberman (Sec), Sarah Ferrante, William Soda

ALTERNATES PRESENT: Alison Rose Egelson, Gary Dubois, Robert Thomas

MEMBERS/ALTERNATES ABSENT: John Vaccino

STAFF PRESENT: Stephen Harris, Zoning Enforcement Officer; Meg Greene, Clerk

Mr. Tuozzola called the meeting to order at 7:00 p.m. He asked for conflicts of interest for board members with any agenda items; none were raised.

B. CONSIDERATION OF AGENDA ITEMS

1. **111 Melba Street** (R-5) Lubamyra Shumylo, owner; Vary Sec. 3.1.4.1 east side-ym setback to 1.4' where 10' req; 4.1.4 east deck to 4' where 8' perm, east deck (front) to 7.5' where 8'perm to elevate and relocate single family home; Map 29, Block 587, Parcel 38

Ms. Shumylo addressed the board. She stated that her hardship was a small, nonconforming, narrow lot and that she is raising the house.

DISCUSSION

Mr. Haberman confirmed that Ms. Shumylo was moving the existing house away from the water.

BOARD DISCUSSION

Ms. Shumylo was the only non-board or staff member present at the meeting, so **Mr. Tuozzola** closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Soda motioned in favor of the application. **Mr. Haberman** seconded. **Mr. Soda** supported his motion by reason of hardship of the narrow lot, exactly per the submitted materials. The motion carried with **Mss. Egelson** and **Ferrante** and **Messrs. Haberman, Soda, and Tuozzola** voting **with the motion**.

C. OLD BUSINESS

- 1.) **8 Bittersweet Ave** (R-5) Danielle Bercury, Esq., Attorney, for Jason Timko, owner; Sec. 9.2.1 Appeal the Decision of the ZEO re: Sec. 8.3 construction of dividing wall in garage without permits; Map 13, Block 134, Parcel 9

Mr. Tuozzola invited **Mr. Harris** to read a letter from Attorney Bercury into the record, which he did. In her letter, Attorney Bercury requested that the board close the hearing on this appeal and also postpone the final vote in the matter for the full 65 days. **Mr. Tuozzola** closed the hearing. **Mr. Haberman** motioned to postpone the vote for 65 days. **Mr. Soda** seconded. The motion carried with **Mss. Egelson** and **Ferrante** and **Messrs. Haberman, Soda, and Tuozzola** voting **with the motion**.

D. NEW BUSINESS

Ms. Greene asked Mss. Egelson and Ferrante if they found the CT Bar Association's Land Use Conference in March beneficial. Both Ms. Ferrante and Ms. Egelson said the sessions were extremely informative.

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E. STAFF UPDATE

There was none.

F. ACCEPTANCE OF MINUTES FROM 10 MARCH 2015 HEARING

Mr. Haberman moved they be accepted; the motion carried unanimously.

G. ACCEPTANCE OF APPLICATIONS FOR 12 MAY 2015 HEARING

Staff noted that no applications had yet been received.

The meeting was adjourned at 7:13 p.m.

Any other business not on the agenda, to be considered upon two-third's vote of those present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 203-783-3230, PRIOR TO THE MEETING IF POSSIBLE.

Attest:

Meg Greene
Clerk, ZBA