

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 8 August 2017

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Wednesday, 8 August 2017, 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

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. He asked Ms. Huber-Happy to vote in Mr. Gettinger's place. He announced that the 1st agenda item had asked for an extension.

MEMBERS PRESENT: Joseph Tuozzola (Ch), John Vaccino (Sec), Sarah Ferrante, William Soda

ALTERNATES PRESENT: Jeanne Huber-Happy

MEMBERS/ALTERNATES ABSENT: Benjamin Gettinger, Gary Dubois

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

B. CONSIDERATION OF AGENDA ITEMS

1. **212 Honeycomb Lane (MBP 119/904/2)** R-A. Thomas Lynch, attorney, for Li Meng, owner; Sec. 9.2.1: Appeal the Decision of the Zoning Enforcement Officer regarding a Cease and Desist Order dated 16 May 2017.

POSTPONED TO SEPTEMBER.

2. **131 Morningside Drive (MBP 27/455/2)** R-10. David Minter, for Bradley Watt and Sheldine Watt, owner; Vary Sec. 3.1.4.1 front-ym setback to 9.1' where 25' req and 10.7' where 25' req; rear-ym setback to 5.3' where 25' req; side-ym setback to 9.6' where 10' req to build a mudroom.

Mr. Minter, 33 Lancaster Falls, Beacon Falls, addressed the board. He described the project, emphasizing that the house and lot were preexisting non-conforming, and the property is a corner lot. He said the mudroom would attach the existing house to the existing garage. He said the project would provide additional storage as well.

FAVOR

Mr. Watt, 131 Morningside Drive, said safety would be served by connecting the structures due to ice in the winter.

J. Leslie Kurt, 141 Morningside Drive, expressed support due to improved aesthetics.

David Steffens, 139 Morningside Drive, expressed support due to improved safety.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in opposition to the application. Hearing none, he closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Soda motioned to **approve**. **Mr. Vaccino** seconded. **Mr. Soda** supported his motion by reason of hardship of the corner lot, exactly per the submitted materials. The motion carried with **Mss. Ferrante** and **Huber-Happy**, and **Messrs. Soda, Vaccino**, and **Tuozzola** voting **with the motion**.

3. **11 Waterbury Avenue (MBP 13/135/6)** R- 5. Amanda Fletcher and Kevin Fletcher, owners; Vary Sec. 4.1.4 to 2' where 8' perm to construct an open porch measuring 17'x8'.

Ms. Fletcher, 11 Waterbury Avenue, addressed the board. She asked that previously submitted photos be distributed.

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She described the small lot and the danger of the steps disintegrating. She said the brick would be replaced with trex and that the stairs would be squared off and slightly further from the curb.

DISCUSSION

Mr. Tuozzola confirmed that there would be no roof over the steps.

FAVOR

Avery Fletcher, 11 Waterbury, agreed that there was a safety issue, and said she supported her mom's application.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in opposition to the application. Hearing none, he closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Soda motioned to **approve**. **Mr. Vaccino** seconded. **Mr. Soda** supported his motion by reason of hardship of the house's position on the lot, exactly per the submitted materials. The motion carried with **Mss. Ferrante** and **Huber-Happy**, and **Messrs. Soda, Vaccino, and Tuozzola** voting **with the motion**.

B. OLD BUSINESS-None

C. NEW BUSINESS-None

D. STAFF UPDATE-None

F. ACCEPTANCE OF MINUTES 11 July 2017: Approved.

G. ACCEPTANCE OF APPLICATIONS for 12 September 2017 hearing, extension of 212 Honeycomb was noted.

Adjournment was at 7:15 PM.

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