

TO: ZONING COMMISSION, CIVIC ASSOCIATION OF SHORT BEACH
FROM: APPLICANT: YALE UNIVERSITY
OWNER: ESTATE OF BARBARA DAVIDSON BAILEY
DATE: June 2, 2014

RE: APPLICATIONS FOR SPECIAL PERMIT PURSUANT TO SECTION 6.3.8(a) and
SECTION 6.3.8(c) and SECTION 8.4

PROPERTY LOCATION: 27 Highland Avenue
158 Clark Avenue

STATEMENT OF USE

This Statement of Use concerns Applications for two (2) special permits submitted by the Applicant, Yale University, and the Owner, the Estate of Barbara Davidson Bailey, pursuant to Sections 6.3.8(a) and 6.3.8(c) and 8.4 of the Short Beach Zoning Rules and Regulations ("Zoning Regulations") to:

- a. "allow more than one (1) single-family detached dwelling for one (1) family on a lot in the Residence A District where there is at least 7,500 square feet of lot area for each dwelling."
- b. "allow a nonprofit membership club use on the property known as 27 Highland Avenue and 158 Clark Avenue" as depicted on the Site Plan submitted with the Application.

Section 8.4 of the Zoning Regulations provides: "In any District, there are certain uses which are unusual uses that under favorable circumstances will be appropriate, harmonious and desirable uses in their district but that possess such special characteristics that each use should be considered as an individual case. These uses are deemed to be permitted uses in their respective districts but ones which must be regulated by considering, in each case, the impact of the uses upon neighboring uses and the surrounding area."

The two properties that are the subjects of the applications, 27 Highland Avenue and 158 Clark Avenue, (collectively, the "Property") are contiguous to each other and have a total area of 20,115 sq. ft.; with frontage on Clark Avenue of 115.79 feet and on Highland Avenue of 168.61 feet, and are located diagonally across Clark Avenue from other property owned by the Applicant, Yale University, known as 175-179 Clark Avenue which has been the home of the Yale Corinthian Yacht Club ("Yacht Club") for over 50 years. All three (3) of these properties are located in a Residence A District.

The current use of both 158 Clark Avenue and 27 Highland Avenue is residential. On 158 Clark Avenue there are two existing residential dwellings consisting of a small one-story house fronting on Clark Avenue which contains two rooms and appears to be a converted cottage built about 1938, and a larger residence which is located on the higher level in the northeast area of the lot which was constructed about 1920. Located on the 27 Highland Avenue parcel is a small residence built about 1925 and an accessory garage building.

Yale University is the contract purchaser of 158 Clark Avenue and 27 Highland Avenue. If the applications are approved, the properties will be utilized to support existing Yacht Club activities. The proposed use of the 158 Clark Avenue and 27 Highland Avenue properties is permitted by special permit pursuant to Section 6.3.8(c) of the Zoning Regulations. The 158 Clark Avenue and 27 Highland Avenue parcels will be combined by eliminating the existing property line which now separates them in order to provide additional area for indoor boat storage, residential facilities, parking, office space and equipment storage. Specifically, the existing smaller dwelling on the Clark Avenue parcel that is closest to Clark Avenue will be removed and constructed in its place will be a new boathouse with boat and equipment storage on the first level and living quarters for seasonal staff on the upper level consisting of two bedrooms which will not exceed a total occupancy of four (4) persons. The boat storage on the first level of the new building will be used to store boats on a seasonal basis. Boats will be moved to and from the storage area at the start and end of the season, and may also be moved as needed in the event of storms or weather events. This boat storage space may also be used to park cars inside the building during sailing events. The existing larger dwelling on the Clark Avenue property will be retained as a year-round residential dwelling and is expected to be used as a residence for the director of the sailing program and his or her family. The existing dwelling on the Highland Avenue parcel will be used as an accessory building for office and storage space for the sailing director's residence. Off-street parking will also be provided on the properties. These proposed improvements and uses are depicted on the plans which accompany this Application.

The proposed plans are in conformity with all setback and bulk standards of the Regulations; or they conform by virtue of legal pre-existing nonconforming structures, as depicted on the Zoning Standards Table included on the plans and attached hereto as Exhibit A.

If the applications are approved, the proposed uses will be in conformity with the Regulations. In accordance with Section 6.3.8(a), "the square footage provided by combining the lots by merger and elimination of the lot line dividing the property will exceed 7,500 square feet of lot area for each dwelling in a Residence A District, and the dwellings and accessory buildings are positioned in such a manner as to permit subdivision in conformity with the area, location and bulk standards set forth in the Regulation, or by their status as pre-existing legal nonconforming structures." The combined lot will contain a total of two dwellings with a lot area of more than 15,000 square feet. The proposed new building will be conforming with all of the area, location and bulk standards of the regulations. The existing structures that are to

remain on the combined lot conform with such standards or are in part legally nonconforming. No legal nonconformities will be increased by the proposed plan, and certain legal nonconformities will be eliminated.

In addition, no sale or use of alcoholic beverages in the new boathouse building will be permitted, in accordance with Section 6.3.8(c).

The granting of the requested special permits will not be in conflict with general public convenience and welfare as provided in Section 8.4-1 since:

- The size of the parcel involved is more than adequate for the intended uses and the intensity of such use is appropriate for the parcel.
- The uses of the Yacht Club will not change and the intensity of existing Yacht use will not increase. Rather, through the proposed plan, the existing use and area will function more efficiently and with less impact with regard to traffic, parking, and access to the property, and the convenience, safety and the aesthetics of the neighborhood will also be improved.
- The parcels involved are all served by public water and sewers.
- The character of the proposed improvements, including the proposed landscaping on the property, will be appropriate for and in keeping with the site and surrounding area and improve the site aesthetically and functionally.

There is no requirement for an Inland Wetlands Application since the Branford Inland Wetlands Enforcement Officer has provided a signed document which provides that neither an application or permit is required. This form is attached hereto as Exhibit B.

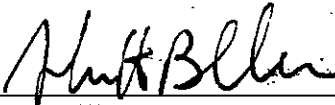
In order to accomplish the plan and purposes proposed, the applicant has submitted the following:

- Application for Special Permit to “allow more than one (1) single-family detached dwelling for one (1) family on a lot in the Residence A District where there is at least 7,500 square feet of lot area for each dwelling.”
- Application for Special Permit to “allow a nonprofit membership club on the property known as 27 Highland Avenue and 158 Clark Avenue” as depicted on the Site Plan submitted with the Application.
- Application for Zoning Permit
- Plans showing:

- Zoning Table and Plan
- Existing Conditions and Site Demolition Plan
- Proposed Site Layout and Utility Plan
- Soil Erosion, Sediment Control and Landscaping Plan
- Grading and Stormwater Management
- Coastal Resources Plan
- Details
- Preliminary Architectural Drawings

In conclusion, it is respectfully submitted that the approval of the proposed plans and special permits will serve to improve and enhance the properties which are the subject of the applications, and also benefit the neighborhood by improving the functioning and aesthetics in the area of the existing Yacht Club and by providing appropriate, harmonious and desirable uses and improvements.

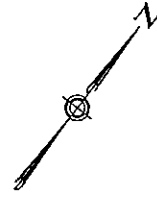
APPLICANT, YALE UNIVERSITY

By: 
John Bollier
Associate Vice President for Facilities
duly authorized

OWNER, ESTATE OF BARBARA DAVIDSON
BAILEY

By: _____
See letter of consent and authorization from Phyllis
Bailey, Executrix of the Estate of Barbara
Davidson Bailey, submitted herewith

EXHIBIT A



Yale University



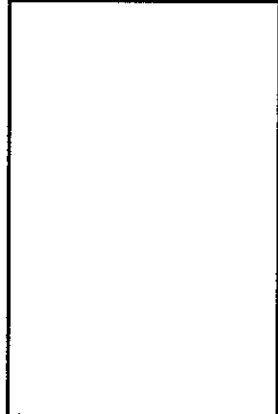
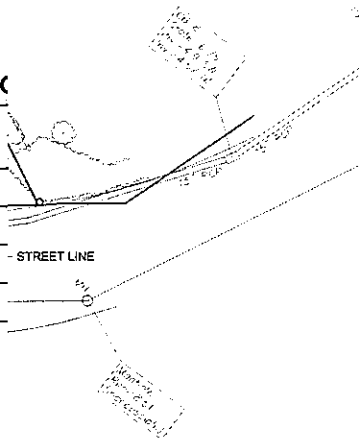
CIVIC ASSOCIATION OF SHORT BEACH - Z

ZONING REQUIREMENT	UNITS
MINIMUM LOT	(SQUARE FT)
MINIMUM STREET FRONTAGE	(FT)
MAXIMUM NUMBER OF STORIES	(EA)
MAXIMUM HEIGHT OF BUILDING	(FT)
MAXIMUM BUILDING LOT COVERAGE	(%)
MAXIMUM TOTAL FLOOR AREA	(%)
MAXIMUM AGGREGATE LOT COVERAGE BY BUILDINGS, DECKS, DRIVES, PARKING	(%)
PARKING SPACES	(EA)

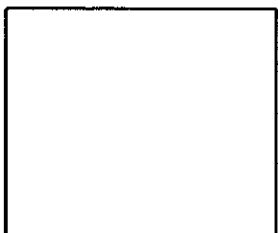
DE PROPERTY LINE

CIVIC ASSOCIATION OF SHORT BEACH - ZC

MINIMUM REQUIRED SETBACKS	UNITS	REQUIRED
FROM STREET LINES	(FT)	20
FROM REAR PROPERTY LINE	(FT)	20
ACCESSORY BUILDING FROM REAR LINE	(FT)	6
FROM SIDE OR OTHER PROPERTY LINES	(FT)	10



URS
URS CORPORATION AES
 500 ENTERPRISE DRIVE
 ROCKY HILL, CT 06067
 1-(860)-529-8882



NO.	DATE	REVISION

PROJECT NAME
**YALE CORINTHIAN
 YACHT CLUB
 BOATHOUSE**

BUILDING NAME & ADDRESS
 15B CLARK AVE & 27 HIGHLAND AVE

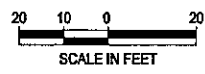
BRAND/DIST. CONNECTICUT
 YALE PROJECT NO. XXXXX

DRAWING TITLE
ZONING TABLE AND PLAN

SCALE AS NOTED	DRAWN BY D. PHAN
CAD FILENAME	DATE JUNE 2, 2014

DRAWING NUMBER
C-002

1 ZONING TABLE - PROPOSENT
 C-002 SCALE: NTS



TOWN OF BRANFORD
INLAND WETLANDS AGENCY
Questionnaire/Sign Off
NOT A PERMIT

Inland Wetland Receipt Stamp

Building Dept. Receipt Stamp

Instructions:

Fill out this form and submit to the Inland Wetlands Agency with one copy of the site plan for your proposed project. If you know you will need to obtain an Inland Wetland Permit, submit an application for permit instead of this form. The Agency will determine whether the proposed project includes regulated activity which requires an Inland Wetland permit.

- ❖ If no IW permit is required, this form and your site plan will be signed by the IW Agent for submission with building permit application.
- ❖ If a permit is required, you will be notified and required to submit an application for permit to the Inland Wetland Agency, prior to applying for other permits.

See Notes on page 2 of this sheet.

This sign off sheet is not required for replacement of windows, doors, façade, siding, roof, or indoor work.

27 Highland Avenue 158 Clark Avenue B11/000 001/00021 - B11/000 001/00022
 (ADDRESS OF PARCEL) (MAP/BLOCK/LOT)
 Owner Name (print): Estate of Barbara Davidson Bailey; Phyllis H. Bailey, Executrix
 Address: 616 So. Pine Street, Richmond, VA 23220 Phone: _____
 Authorized Agent Name (print): for Applicant, Yale University - David A. Gibson
 Address: P.O. Box 808, Branford, CT 06405 Phone: 203-488-8033
 Plan Title and Date: _____

Email Address: dagibson@gibsondoneganlaw.com

Describe Project: Replace existing cottage with boat storage and residence.
 Will upgrade of septic system be required? No

Check those that apply: New Building X Addition Septic System new/repair Swimming Pool
 Paving X Drainage Alterations X

Activities: Clearing Grading X Excavation X Blasting Construction X
 Installation of stone, pavement Alteration of existing storm water drainage X
 Other (earth moving, paving, utility installation, etc.)

This property uses a (circle one): septic system or town sewer

I warrant the truth of all statements contained herein and in all supporting documents according to the best of my knowledge and belief. Signature of owner or agent required David A. Gibson Date: 5/28/14
 David A. Gibson, Agent for Applicant

For Agency Use Only: INLAND WETLAND PERMIT IS:

REQUIRED

NOT REQUIRED

Signature of Agent: _____ OR Date: _____

Signature of Agent: David A. Gibson Date: 5/29/14

Comments: I have not found evidence of wetland soils on site.
 This sign off is good only for the plan identified above and only for two (2) years from sign off date. Subsequent revisions require separate sign offs. du

May 21, 2014

Planning and Zoning Commission
Civic Association of Short Beach
Branford, Connecticut

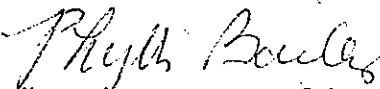
Re: 158 Clark Avenue and 27 Highland Avenue, Branford, Connecticut - Applications of Yale University for Special Permit and Zoning Permit

Dear Board Members,

I am the Executrix of the Estate of Barbara Davidson Bailey, the owner ("Owner") of the property known as 158 Clark Avenue and 27 Highland Avenue, Branford, Connecticut (the "Property"). Yale University is the contract purchaser of the Property. Yale is submitting applications for special permit and zoning permit for the proposed use and development of the Property in connection with the Yale Corinthian Yacht Club (the "Applications"). This is to confirm that the Owner hereby consents to, authorizes and joins in the Applications.

This document may be substituted for and accepted as my authorized signature as Executrix of the Estate of Barbara Davidson Bailey, owner of 158 Clark Avenue and 27 Highland Avenue, Branford, Connecticut, on any document submitted in connection with the applications pertaining to 158 Clark Avenue and 27 Highland Avenue.

Very truly yours,



Phyllis Bailey, Executrix of the Estate of Barbara Davidson Bailey, Owner (Duly Authorized)