

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

**MINUTES**

Commissioners Present: Chairman Jim Sette, David Laska, Lenny Tamsin, Don Schilder, Rich Falcigno ,  
Barry Beletsky, Bud Beccia

Commissioners Absent: Brad Crerar

Staff Present: Evan Breining (Moderator), Jane Ellis (ZEO) Michelle Martin (clerk)

Chairman Sette reviewed the public hearing procedure.

The Branford Zoning Board of Appeals met Tuesday April 18, 2023 at 7:00 p.m. via remote technology as authorized by Executive Orders 7B and 7I to conduct Public Hearings on the following applications:

Old Business:

23/3-2 Anthony Thompson (Applicant) Eric Golia (Owner) 6 River Road (D11-D10-007-00006 R3)

Var. Sec. 6.2. E.4 Waiver of the narrow street requirement.

Var. Sec. 3.4.A.7 Rear setback reduction from 30' required (10.2 exist) to 13 feet.

Var. Sec. 3.4.A.10 Covered Allowance from .25% required to .29% for remodel and additions to the existing building.

Anthony Thompson (Plans Ahead, Ivy St.) represented the applicant and reviewed the application explaining that currently it is an unimproved cottage that needs remodeling.  
He reviewed the variances requested and displayed the survey.

Chairman Jim Sette read the letter of support from the neighbor (Lori Callahan) into the record.  
The commission discussed this and asked a few questions.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**David Laska seconded the motion which passed unanimously.**

23/3-3 Michael Discepolo (Applicant & Owner) 14 Indian Woods Road (F08-02-21 R4)

Var. Sec. 3.4.A.3 Front Setback from 40 ft. to 25 ft. for a new front porch.

Brent Fleming (88 Pine St, Wallingford, CT) represented the applicant and explained this application is for the front porch (which is already complete). When the prior architect drew the plans they didn't realize that the Front porch encroached into the setback.

The commissioners asked a few questions.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variance to be consistent with the site plan and documentation on file.**

**Rich Falcigno seconded the motion which passed unanimously.**

New Business:

23/4-1 Todd Anderson (Applicant) Warren & Mary Flagg (Owners) 32 Sunrise Cove Camp (C11-000-002-00001 R2)

Var. Sec. 6.2.E.9 Vertical expansion of a structure within 25 feet of a Critical Resource.

Var. Sec. 8.1.C.3 To allow the reconstruction of a non-conforming structure without eliminating the nonconformity (Critical Resource setback=reduced from -1.9' to 0.1').

Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (reduced from -1.0' to 0.6') for the elevating and re-building of an existing deck to match the floor elevation.

Todd Anderson (Anderson Engineering) represented the owns and explained this cottage is from 1948 one of many existing non-conforming cottages. The owners would like to raise the 3 ft. to be even with the other level of the cottage in order to install a sliding glass door. He displayed the survey and noted that the Sunrise Cove Association has previously approved this. The Commissioners discussed this and asked a few questions.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Bud Beccia seconded the motion which passed unanimously.**

23/4-2 Edificio LLC (Applicant) Kevin J. & Robin J. Dextrateur (Owners) 40 Pent Road (B08-000-001-00005 R4)

Var. Sec. 3.8.B.2 Request that the new accessory building (988 s.f.) be larger than the existing structure (867 s.f.)

Var. Sec. 7.4.A.7 Request that the new accessory building (988 s.f.) be more than 30% of the GFA of the existing structure at 1,392 s.f. for a three car garage accessory structure with a 615 s.f. In-Law apartment above.

Paul Fioretti (1670 Whitney Ave, Hamden) represented the owners. He explained the owners propose a 3 car garage with an accessory apartment above it. He displayed a site plan.

The commissioners discussed this and asked some questions.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Richard Falcigno seconded the motion which passed unanimously.**

23/4-3 Thomas E. Crosby (Applicant) 251 Linden Avenue LLC (Owner) (E12-000-003-00013 R3)

Var. Sec. 8.1.C.1 Waiver of 8.1.C.1 Expansion of a nonconforming use to remove the existing deck and replace it with a one car garage.

The applicant (Tom Crosby) spoke and said he is seeking a variance to build a one car garage. He displayed a site plan.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Bud Beccia seconded the motion which passed unanimously.**

23/4-4 David & Lauren Loomis (Applicants & Owners) 14 Fitzgerald Lane (H06-G06-005-00009 R4)  
Var. Sec. 6.11.C Reduction of the side setback from 10 Fitzgerald Lane lot from 50 feet to 44.5 feet for the addition of a covered porch to the front portion of the house.

David Loomis (Applicant) represented himself and said this variance is for a front covered porch. He displayed the drawing.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Lenny Tamsin seconded the motion which passed unanimously.**

23/4-5 Gary & Patricia Ottenbreit (Applicants & Owners) 1 Oak Street (D08-000-015-00014 R3)  
Var. Sec. 3.4.A.6 Side setback from 15 feet to 6.2 feet for the addition of a second floor on Apt.B to include a car port.

Gary Ottenbreit (Applicant) spoke and explained that this application is to add a second floor to Apt. B and also adding a car port. The plans were displayed.

Chairman Sette closed the Public Hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.

Bud Beccia seconded the motion which passed unanimously.

The commissioners asked a few questions and discussed it.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variance with the condition that the carport always remain a carport or garage and not be inhabitable space.**  
**Bud Beccia seconded the motion which passed unanimously.**

23/4-6 Franc & Enejda Koljaka (Applicants & Owners) 77 Sunset Beach Rd (D12-000-001-00009 R3).  
Var. Sec. 3.4.A.6 Side setback on the north side from 15 feet to 13.1 feet for first and second floor exterior decks.

**This item is Tabled until the May 16, 2023 meeting due to a noticing error.**

Other Business:

Approval of March 21, 2023 Meeting Minutes

**Chairman Sette made a motion to approve the March 21, 2023 meeting minutes as written.**

**James Sette  
(Chairman)**

**The meeting adjourned at 8:26 pm.**