

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

MINUTES

The Branford Zoning Board of Appeals met Tuesday August 15, 2023 at 7:00 p.m. IN PERSON AT THE FIRE HEADQUARTERS, LOCATED AT 45 NORTH MAIN STREET, BRANFORD, CT 06405.

Commissioners Present: Jim Sette, Don Schilder, Robert Harrington, Lenny Tamsin, David Laska  
Commissioners Absent: Richard Falcigno, Anthony Beccia  
Staff Present: H. Smith (Town Planner), J. Ellis (Zoning Enforcement Officer), M. Martin (Clerk)

The meeting started at 7: 02 p.m. with Chairman Sette reviewing the public meeting procedures. He noted that there are 4 affirmative votes needed for an application to be approved.

New Business:

23/8-1 Scott & Lisa Santoroski (Applicants) Michael & Nancy Guiliani (Owners) 37 Brainerd Road (B08-000-005-008.1 R1)

Var. Sec. 3.4.A.2 Existing requirement is 6,000 sq. ft. per unit. Lot has 14,960 sq. feet.  
Change lot minimum to 4,986 for the construction of a triplex.

**The applicant requested that the public hearing be opened and continued to the next zba meeting which is September 19 at 7pm. at Branford Fire Headquarters.**

23/8.2 Brian Iaguessa (Applicant) Francis Iaguessa-Trust (Owner) 4 Melrose Avenue (E09-000-007-00005 R3)

Var. Sec. 3.4.A.6 Under 200 sq. ft. shed requires 5 ft side setback, requesting 1 ft.  
Var. Sec. 3.4.A.7 Under 200 sq. ft. shed requires 5 ft rear setback, requesting 1 ft.

The applicant (Brian Iaguessa) spoke saying he built the shed and was unaware of the five foot setback requirement. He noted he placed the shed in the corner of his property and both neighbors that are abutters have submitted letters of support for the shed. He placed the shed in the corner since he has a septic system and this was the most convenient location if repairs are needed to the system.  
The commissioners asked a few questions.

PUBLIC INPUT:

No one spoke in favor or in opposition to the application.

**Chairman Sette closed the public hearing and made a motion to grant the variances and that they be consistent with the documents and site plan on file.**

**Robert Harrington seconded the motion which passed unanimously.**

Old Business:

23/7-4 Robert Wiedenmann (Applicant & Owner) 2 Ferry Lane & 31 Spring Cove Road (D11-000-001-00009 R3) & (D11-000-001-00010 R3)

Var. Sec. 6.1.C.3 Allow common ownership of distinct parcels.

Var. Sec. 8.1.F.1 (2) 4,000 SF at time of development.

Var. Sec. 8.1.F.1 (4) Allow common ownership of non-conforming parcel adjacent to conforming parcel.

Robert Harrington noted he is recusing himself from this application. He noticed that he knew a large number of people in the audience and /or have represented a number of them as well.

Chairman Sette asked the applicant and their attorney Amy Souchuns if they are comfortable with having 4 commissioners hear the application instead of the usual 5. If not, they have the option of continuing this until the next meeting on September 19. The applicant discussed it with their attorney and decided to continue this item to the next meeting.

**The applicant granted a 35 day time extension which the commission accepted.**

**Other Business:**

Approval of the July 18, 2023 minutes

**Chairman Sette made a motion to approve the July 18 minutes as written.  
Lenny Tamsin seconded the motion which passed unanimously.**

Discussion- Whether to continue the meetings via zoom or meet in person.  
The commission decided to continue to meet in person until further notice.

**Chairman Sette made a motion to continue to meet in person until further notice at the Branford  
Fire Headquarters, 45 North Main Street, Branford at 7 pm.  
Dave Laska seconded the motion which passed unanimously.**

**James Sette  
(Chairman)**