

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

AGENDA

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

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.

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.

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.

Other Business:

Approval of the July 18, 2023 minutes

Discussion- Whether to continue the meetings via zoom or meet in person.

**James Sette
(Chairman)**