

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
MINUTES

The Branford Zoning Board of Appeals met **Tuesday December 17**, 2024 at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications

Commissioners Present: Jim Sette (Chairman), , Dave Laska, Steve Sullivan, Lenny Tamsin
Commissioners Absent: Robert Harrington, Don Schilder , Rich Falcigno

Staff Present: Evan Breining (Ast. Town Planner), Jane Ellis (Zoning Enforcement Officer),
Michelle Martin (Clerk)
Also, Attorney W. Aniskovich

Chairman Sette reviewed the public hearing procedures. He also noted that there are four commissioners present at the meeting and four affirmative votes are needed to obtain a variance. He stated that if an applicant felt there would be opposition to their application, they have the right to postpone their item to the next meeting when more commissioners would be present.

He then said that the appeal for 38 Howard Avenue would be heard last .
He then said that the 9 Glendale Place and the 15 Etzel Road applications would be postponed to the January meeting since they did not mail out the abutter's letters on time.

New Business:

24/12-1 Manika LLC c/o Vincent Piscitelli (Applicant & Owner)
(C08-000-004-00015 R3) 13 Plant Road

Var. Sec.3.4.A .5 To allow the expansion of an existing nonconforming front setback
(9.7 feet where 30 feet is required).

Var. Sec. 8.1.C.3 To allow an increase to an existing nonconforming structure for the construction of
two porches.

Jim Pretti (Criscuolo Engineering) represented the applicant and reviewed the site plan. He explained
The variances are for two porches. He displayed photos and noted that the house was built before
Zoning.

The commission discussed this briefly.

PUBLIC INPUT: No one spoke.

**Chairman Sette made a motion to close the public hearing and grant the variances subject to the
documentation and site plan on file.**

David Laska seconded the motion which passed unanimously.

24/12-2 Corey Berrios (Applicant & Owner) (B10-000-11-00009 R4) 19 Glendale Place

Var. Sec. 3.4.A.5 Front setback of 21.13 feet where 30 feet is required for a home addition.

This item has been postponed to the January 21,2025 meeting.

24/12-3 Vincent Federico (Applicant)
Nancy Tomassini (Owner) (D10-000-006-00010 R3) 15 Etzel Road
Var. Sec.6.13.C.3 To allow a retaining wall in excess of 3 feet in height and closer than 3 feet from the property line.

This item has been postponed to the January 21, 2025 meeting.

24/12-4 25 SMS LLC c/o Philip Wieler (Principal) (Applicant & Owner) (E08-000-008-00001 R1)
25 South Montowese Street
Var. Sec. 3.3.A - 3 additional two-unit dwellings for 6 additional dwelling units and 9 total dwelling units.
Var. Sec. 7.18.A - 3 additional two-unit dwellings for 6 additional dwelling units and 9 total dwelling units for the construction of an addition on an existing house and three new two-unit residences.

Attorney Jeff Beatty (Guilford, CT) represented the applicant and reviewed the site plan. He noted the existing house has three dwelling units. The applicant would like to add (3) additional two unit buildings. They will be going to the Inland Wetlands commission if this is approved. He noted that there are no abutters that will be affected by this development. He said the hardship is that there is no property available that they can obtain from any of the abutters. He also mentioned that the applicant doesn't think 6 residential units will have any negative effect on traffic.

The commissioners discussed this and asked a few questions.

PUBLIC INPUT:

1. Carol Kaminsky-(15 Old Pine Orchard Rd) She was told there was no sewer line there, And she asked will the line be extended? She asks what environmental impact will this Development have on the river? She had other issues which she mentioned.

The applicant responded to some of her concerns.

The commissioners asked a few questions and discussed this briefly. A few of the Commissioners noted there was no legal hardship.

Chairman Sette asked for everyone's vote, and it was a unanimous vote to deny the application.

24/12-5 Madison E. Cassese (Applicant & Owner) (D12-000-003-00010 & D12-000-003-00009 R3)
43 & 49 summer Island Road
Var. Sec. 3.4.A.1 To allow a lot area of 12,184 sq. feet where 15,000 sq. feet is required.
Var. Sec. 3.4.A.5 To allow a front setback of 27.4 feet where 30 feet is required.
Var. Sec. 3.4.A.5 To allow a front setback of 16.2 feet where 30 feet is required.
Var. Sec. 3.4.A.6 To allow a side setback of 13.7 feet where 15 feet is required.
Var. Sec. 3.4.A.7 To allow a rear setback of 11.8 feet where 30 feet is required for the construction of a single-family dwelling unit on 43 & 49 summer Island Road (which will be combined). The original dwelling at 49 summer Island Road was destroyed by a weather event.

Attorney Tim Lee (Montowese St, Branford) represented the applicant and explained that The applicant owns both parcels (43 & 49 Summer Island Rd.) She received variances this past July, but wasn't aware that she needed additional variances. He noted that this application is reducing the nonconformity. He also reviewed the site plan.

PUBLIC INPUT: No one spoke.

The commissioners asked a few questions.

Chairman Sette made a motion to close the public hearing and grant the variances subject to the documentation and site plan on file.

Lenny Tamsin seconded the motion which passed unanimously.

Old Business:

Appeal of a Notice of Violation- 38 Howard Ave.

This will be discussed at the January 21, 2025 meeting per the applicant's attorney request.

Chairman Sette opened the Public Hearing and noted this will be continued to the January 21, 2025 meeting.

Approval of November 19, 2024 Minutes- **APPROVED**

The meeting adjourned at 8:15 pm