

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

Commissioners Present: Jim Sette- Chairman, Lenny Tamsin, David Laska, Robert Harrington, Donald Schilder, Richard Falcigno

Staff Present- Evan Breining (Asst. Town Planner), Michelle Martin (Clerk)

Chairman Sette reviewed the public hearing procedures.

The Branford Zoning Board of Appeals met Tuesday February 20, 2024 at 7:00 p.m. at the Branford Fire Headquarters, 45 North Main Street, Branford, CT to conduct Public Hearings on the following applications:

Old Business:

24/1-2 Money Island LLC c/o Judith & Neil Robison (Applicants & Owners) (J12-000-003-00005 R5)
Money Island- (Lot 5 Pequot Avenue)
Var. Sec. 3.4.A.6 0 feet instead of 25 feet side yard setback (no change to existing).
Var. Sec. 3.4.A.7 27.5 feet instead if 50 feet rear yard setback (no change to existing) for the addition of a roof over existing deck and replace sliding glass doors.

Victoria Hunt (interior designer & architectural designer) spoke on behalf of Hannah Purdy who is representing the applicant. This application is for the installation of a roof where an awning exists now. She distributed a drawing to the commission and noted they had a letter of support from a neighbor.

The commissioners asked a few questions.
PUBLIC INPUT: No one spoke.

**Chairman Sette made a motion to close the public hearing and grant the variances and noted that they be consistent with the documentation and site plan on file.
Rich Falcigno seconded the motion which passed unanimously.**

New Business:

24/2-1 Oliver Paine (Applicant & Owner) (E02-000-003-011.2 R5) 26 Piscitello Drive
Var. Sec. 3.4.A.6 Side Setback: Requesting 5 feet where 25 feet is required for a Shed.

The applicant was present and explained this application is for a shed. He is taking down the current hoop house and replacing it with a shed. He displayed a site plan. The commissioners asked a few questions.

**Chairman Sette made a motion to close the public hearing and grant the variance and noted that they be consistent with the documentation and site plan and survey on file.
Robert Harrington seconded the motion which passed unanimously.**

24/2-2 Jay Gauvin (Applicant & Owner) (F03-000-005-00017 R5) 65 Dorchester Lane

Var. Sec. 3.4.A.5 Requesting a 26 feet 10 inch variance for the front stairs where 50 feet is required.

Scott Swierad (SW Swierad Builders, North Branford) represented the applicant and explained this is a new home and the original stair design was changed from a 20 step staircase to a 12 step staircase and a variance is now required. He displayed a site plan. The commissioners had a brief discussion. The y noted that the hardship is the grade of the land.

Public Input: No one spoke.

Chairman Sette made a motion to close the public hearing and grant the variance and noted that they be consistent with the construction that's already there.

Rich Falcigno seconded the motion which passed unanimously.

24/2-3 George DePoto (Applicant & Owner) (D10-000-004-00004) 60 Goodsell Point Road

Var. Sec.3.4.A.7 Requesting a 17 feet rear setback where 30 feet is required for a deck.

Chris from Shoreline Deck Company (Guilford) represented the applicant and explained there is a current deck there now and stone patio which he displayed on the site plan. He said the applicant would like to extend the deck eight feet which would require a variance. He showed where the mean high water line was.

Robert Harrington said he visited this property last week and was shown all around. He said he wouldn't even think they needed a variance by looking at it. The commission discussed this and asked a few questions.

Chairman Sette said the high tide creates the need for the variance.

Chairman Sette made a motion to close the public hearing and grant the variance and noted that they be consistent with the documentation and site plan and survey on file.

Robert Harrington seconded the motion which passed unanimously.

24/2-4 Eighty-Five Sunset Beach, LLC c/o Ken Roos (Applicant & Owner) (D12-000-001-00011 R3)
85 Sunset Beach Road

Var. Sec. 3.4.A.6 Variance to allow the electric meter related steps and platform to encroach 4 feet into the 10 feet side yard setback.

Var. Sec. 3.4.A.6 Variance to allow a platform with a footing support in the same location as former house that encroaches 7.9 feet into the 10 feet side yard setback .Less than previous AC unit.

Var. Sec. 3.4.A.10 Variance to allow lot coverage of an additional 0.50% over the 25% limit, for a total lot coverage of 25.5%. In connection with house renovation, Eversource required these items.

Attorney David Grisby represented the applicant (offices in New Haven & Guilford) and said the application is to demo the old house and rebuild a new one since the prior house electric system was not up to date. Eversource is requiring these items which require variances. He went into some detail of each variance. The commission asked some questions and had a brief discussion.

Public Input: No one spoke

Chairman Sette made a motion to close the public hearing and grant the variances and noted that they be consistent with the documentation and site plan and survey on file.

Robert Harrington seconded the motion which passed unanimously.

Other business:

Appeal of 19 School Street Notice of Violation

Chairman Sette opened the public hearing and continued this item to the next meeting on March 19, 2024.

Approval of January 16, 2024 Meeting Minutes

**Chairman Sette made a motion to approve the meeting minutes.
Robert Harrington seconded the motion which passed unanimously.**

The meeting adjourned at 7:41 pm

**James Sette
(Chairman)**