

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

MINUTES

The Branford Zoning Board of Appeals met on Tuesday January 17, 2023, at 7:00 p.m. via remote technology to conduct Public Hearings on the following applications:

Commissioners Present: Chairman Jim Sette, David Laska, Lenny Tamsin, Don Schilder, Barry Beletsky, Rich Falcigno
Commissioners Absent: Bud Beccia,
Staff Present: Evan Breining (Moderator), Jane Ellis (ZEO) Michelle Martin (clerk)

Chairman Sette reviewed the public hearing procedure.

Old Business:

32 Watrous Avenue-Notice of Appeal of ZEO decision dated September 20, 2022 stating that the home located at 32 Watrous Avenue is a legal non-conforming two family home.

Evan Breining stated that the Zoning Officer John Rusatsky had a family emergency and is not present at this meeting. He asked the Commission whether they wanted to continue the Appeal item on the agenda or discuss it tonight. The commissioners discussed this briefly and the consensus was to continue the item to the next meeting when John can be present. The next meeting will be by zoom at 7pm on February 21, 2023.

This item is continued to February

New Business:

23/1-1. Matthew Reale (Applicant & Owner) 0 Bartholomew Road (F10-03-23 R3)

Var. Sec. 3.4.A.5 To allow a front setback of 23' where 30' is required.

Var. Sec. 3.4.A.7 To allow a rear setback of 22' where 30' is required for the construction of a new garage.

Jim Pretti (Criscuolo Engineering) represented the applicant and displayed the site plan. He reviewed the application and answered questions. It is for a new garage.

Public Input: No one spoke.

Jim Sette closed the public hearing and made a motion to approve the variances and it should be consistent with the documents and site plan on file.

David Laska seconded the motion which Passed unanimously.

23/1-2. Edward & Barbara Fay (Applicants & Owners) 43 Sybil Avenue (F10-18-13 R2)

Var. Sec. 3.4.A.6 Side Setback from 10' to 2.9'

Var. Sec. 3.4.A.7 Rear Setback from 20' to 1.8' (north)

Var. Sec. 3.4.A.7 Rear Setback from 20' to 1.4' (south)

Var. Sec. 3.4.A.10 Increase Lot Coverage from .25 to .29

Var. Sec. 8.1.C.3 Waiver to allow increase in nonconforming structure for a second floor addition and a front porch addition & front stoop.

Lenny Tamsin recused himself from this application.

No one was present to discuss this so the commission went ahead on the agenda and they will come back to this.

23/1-3. Edificio LLC (Applicant) Kevin J. & Robin J. Dextrateur (Owners) 40 Pent Road (B08-01-05 R4)

Var. Sec. 3.4.A.3 Front yard setback of 30' where 40' is required.

Var. Sec. 3.4.A.7 Rear yard setback of 38' where 50' is required.

Var. Sec. 3.8.B.3 No accessory structure to be closer than main structure for a three car garage accessory structure with an in law apartment above.

Paul Fioretto (Edificio LLC) spoke and reviewed the application saying it was for a 3 bay garage with an accessory apartment above it. Evan Breining displayed the site plan and floor plan. The commissioners asked a few questions.

PUBLIC INPUT: No one spoke.

Jim Sette closed the public hearing and made a motion to approve the variances and it should be consistent with the documents and site plan on file.

Richard Falcigno seconded the motion which Passed unanimously.

23/1-4. Barbara Chesler (Applicant & Owner) 8 Three Elms Road (J09-09-11 R2)
Var. Sec. 3.4.A.6 Side setback 6.5' where 10' is required (East)
Var. Sec. 3.4.A.6 Side setback 9.2' where 10' is required (West)
Var. Sec. 6.2.E.4 Narrow street setback 23.5 to 15' for a second floor addition and deck.

Tom Edwards (Architect) represented the applicant and reviewed the site plan. He explained the application is for a second floor addition and deck.

Barbara Chesler noted that the side setback on the deck is cantilevered.

PUBLIC INPUT: No one spoke.

Jim Sette closed the public hearing and made a motion to approve the variances and it should be consistent with the documents and site plan on file.

Dave Laska seconded the motion which Passed unanimously.

23/1-2. Edward & Barbara Fay (Applicants & Owners) 43 Sybil Avenue (F10-18-13 R2)
Var. Sec. 3.4.A.6 Side Setback from 10' to 2.9'
Var. Sec. 3.4.A.7 Rear Setback from 20' to 1.8' (north)
Var. Sec. 3.4.A.7 Rear Setback from 20' to 1.4' (south)
Var. Sec. 3.4.A.10 Increase Lot Coverage from .25 to .29
Var. Sec. 8.1.C.3 Waiver to allow increase in nonconforming structure for a second floor addition and a front porch addition & front stoop.

The Commission then went back to this item which was not discussed earlier.

For the record, Commissioner Lenny Tamsin has recused himself from this application.

Tony Thompson (Plans Ahead, Ivy St., Branford) represented the applicant. He explained the plan is for a second floor addition that dormers out the front and adding a bedroom over the garage for a bedroom. He reviewed the floor plan and displayed plans.

PUBLIC INPUT:

1. Claudia Reynolds- 40 Cocheco Ave- she asked if the commission saw her email? Jim Sette said yes, and it would be added to the file as an exhibit. She had many questions about the project such as: what is the increase in square footage? She stated she is opposed to the raising of the roof. She then read her letter into the record.
2. Claudia Reynolds sister spoke briefly saying she agreed with the points her sister made. She noted she is co-owner of 40 Cocheco Ave.

Tony Thompson responded to some of Claudia's concerns.

The commission discussed the application and asked some questions.

Jim Sette closed the public hearing and made a motion to approve the variances and it should be consistent with the documents and site plan on file.

**Chairman Sette asked each commissioner for their vote: Rich Falcigno-yes
Don Schilder- yes
Barry Beletsky- no
Dave Laska- yes**

23/1-5 Carl Muller (Applicant & Owner) 650 Main Street (D07-02-41 BR)

Var. Sec. 4.3.B.5.1 Front setback from 15' required to 6' (existing)

Var. Sec. 4.3.B.9 Lot coverage .25% allowed to .54% (existing)

Var. Sec. 4.3.B.5.2 Side setback from 10' required to 2.49' (existing)

Var. Sec. 4.3.B.8 Floor area .30% allowed to .96% (90% existing)

Var. Sec. 4.3.B.5.3 Rear setback from 20' required to .88' (existing)

Var. Sec. 8.1.C.3 Waiver of Non-conforming structure.

Var. Sec. 4.3.B.2 To allow 1,721.75 square feet per unit where 4,000 square feet per unit is required for the conversion of both buildings from mixed use to two family.

Tony Thompson (Plans Ahead, Ivy St. Branford) represented the applicant and reviewed the application. The project will convert a mixed use building to a two family. He displayed and reviewed the site plans.

The commission asked some questions and discussed this.

PUBLIC INPUT: No one spoke.

Jim Sette closed the public hearing and made a motion to approve the variances and it should be consistent with the documents and site plan on file.

Barry Beletsky seconded the motion which passed unanimously.

Approval of December 2022 minutes

Jim Sette made a motion to approve the December minutes as written.

David Laska seconded the motion which passed unanimously.

James Sette-(Chairman)

The meeting adjourned at 8; 43 p.m.