

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

MINUTES

The Branford Zoning Board of Appeals met Tuesday July 18, 2023 at 7:00 p.m. via remote technology in accordance with Public Act 22-3 to conduct Public Hearings on the following applications:

Commissioners Present: Lenny Tamsin, Robert Harrington, Barry Beletsky, Rich Falcigno, Bud Beccia

Commissioners Absent: Jim Sette, David Laska

Staff Present: Evan Breining (Moderator), Jane Ellis (ZEO) Michelle Martin (clerk)

Bob Harrington asked Barry Beletsky to chair the meeting in Jim Sette's absence but he declined. He then volunteered to chair the meeting and the commissioners agreed. He noted that David Laska was scheduled to chair the meeting but was unexpectedly delayed and is unable to attend.

Chairman Robert Harrington reviewed the public hearing procedure. He then asked if anyone in attendance was opposed to any of the applications. No one was opposed.

He then explained that the applicants for 2 Ferry lane and 31 Spring Cove Road have requested the public hearing be opened at this meeting and continued to the August 15, 2023 ZBA meeting. So, if anyone was present for that application, they should plan to attend the meeting in August.

**New Business:**

23/7-1 Christina McGrath (Applicant & Owner) 460 Shore Drive (C10-000-002-00023)

Var. Sec. 3.4.A.7 Rear yard setback to allow 23.7 ft. where 50 ft. is required for a home addition.

The applicant's mother in law spoke and explained she had submitted the paperwork. She noted this application is for a two story home addition that would contain a master bedroom and two small bedrooms. She said the hardship is that the lot is nonconforming and is an odd shape lot and a good portion of the lot is unbuildable.

**PUBLIC INPUT:**

1. Phyllis (462 & 464 Shore Drive) =She noted she has no objections to the project but asked if there would be any disturbance to her driveway. She is concerned that they would need to connect to the water line and she noted the driveway was new and expensive. She said the water line now runs under her driveway.

The applicant replied and the commission asked a few questions.

Robert Harrington closed the public hearing.

**Barry Belinsky made a motion to grant the variances.**

**Bud Beccia seconded the motion which passed unanimously.**

23/7-2 Jon Morasutti (Applicant & Owner) 19-25 Fairlawn Avenue (E09-000-003-00015)

Var. Sec. 8.1.C.1 Enlargement of an existing non-conforming use.

Var. Sec.3.4.A.5 To allow a streetline setback of 20 ft. where 30 ft. is required for a home addition.

The applicant displayed a site plan and a photo and explained this application is for a home addition. This would provide more living space to the 4 current units. He noted that the hardship is the lot is currently nonconforming and this is a vertical expansion to the building. He displayed drawings of the project.

The commission asked a few questions pertaining to tying the units into the public sewer since they are currently on septic.

**PUBLIC INPUT:** No one spoke.

Robert Harrington closed the public hearing.

**Robert Harrington made a motion to grant the variances with condition that prior to the issuance of a certificate of zoning compliance the applicant shall demonstrate a connection to public sewer for all 4 units, to the satisfaction of the Zoning Enforcement Officer.**

**Rich Falcigno seconded the motion which passed unanimously.**

23/7-3 Steve Rosenthal & Mary McCormack (Applicants & Owners) 22 School Street (J08-J09-003-00003)

Var. Sec. 6.11.C.4 A 32 ft. Side setback to allow 18 ft. to the side where 50 ft. is required.

Var. Sec. 8.1.C.3 To allow enlargement of a non-conforming structure for a home addition.

Phillipe Campus (Architect) represented the applicant and reviewed the site plan for this home addition. He noted this is a nonconforming lot that is an unusual size. The applicants would like to stay in the house when they retire and want one floor living.

The applicant noted that currently there is no bathroom or bedroom on the first floor so that is the reason for this application.

PUBLIC INPUT: No one spoke.

Robert Harrington closed the public hearing.

**Barry Belensky made a motion to grant the variances.**

**Rich Falcigno seconded the motion which passed unanimously.**

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

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.

**This public hearing was opened and continued to the August 15 ,2023 meeting .**

The commission discussed this and staff suggested this item be referred to the planning & Zoning meeting on July 27 for their input. Then the ZBA commission can discuss it at the next meeting on August 15, 2023.

23/7-5 Ryan Pollizzo & Lea Catherman Pollizzo (Applicants & Owners) 117 Thimble Islands Rd. (J09-000-001-004.1)

Var. Sec. 7.4.A.7 To allow an accessory apartment to have a total of 1,080 sq. ft. where 433 sq. ft. is permitted.

John Gilmore (Registered Engineer) represented the applicants and reviewed the application which was for an accessory apartment over the garage. He noted that Stony Creek and the Inland Wetlands Commission had approved this.

The commission asked a few questions.

PUBLIC INPUT:

1. Barbara Lucas-) 116 Thimble Islands Rd) – She’s in favor of the application. She noted that the applicants have put a lot of work into their property and accessory apartments do fill a housing need in town.

Robert Harrington closed the public hearing.

**Lenny Tamsin made a motion to grant the variances.**

**Barry Belensky seconded the motion which passed unanimously.**

### **Other Business:**

Approval of the June 20, 2023 minutes

**Lenny Tamsin made a motion to approve the June minutes.**

**Barry Belensky seconded the motion which passed.**

Bud Beccia recused himself since he was absent for that meeting.

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

The commission had a brief discussion and decided to have the next meeting (August 15) in person and discuss it again at that meeting whether to continue with in person meetings or go back to zoom meetings since a few commissioners were not present at this meeting.

Robert Harrington thanked Barry Belensky for his many years of service and expertise that he brought to the board. The group wished him well since this was his last meeting before stepping down as a commissioner.

**James Sette**  
**(Chairman)**