

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

The Branford Zoning Board of Appeals met Tuesday June 18, 2024, at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications.

Commissioners Present: Lenny Tamsin, David Laska, , Donald Schilder,
Richard Falcigno, Jim Sette (Chairman), Steven Sullivan,
Commissioners Absent: Robert Harrington, David Laska
Staff Present: Evan Breining (Asst. Town Planner), Michelle Martin (Clerk)

The meeting started at 7:08 pm.
Chairman Sette reviewed the public hearing procedures.

New Business:

24/6-1 Michael & Katie Kelley (Applicants & Owners) (G03-000-004-00004 R5)
68 DeForest Drive

Var. Sec.3.4.A. 5 Setback front at 41.9 feet for an addition where 50 feet is required.

The applicants were present and represented themselves. Michael Kelley explained they would like to put an addition above their two-car garage. He highlighted the site plan. Je noted that they received an administrative approval from the Inland Wetlands Commission and they received two letters of support from their neighbors which they submitted into the file.

PUBLIC INPUT: No one spoke.
The commission discussed this briefly.

**Chairman Sette closed the public hearing and made a motion to approve the variance.
Don Schilder seconded the motion which passed unanimously.**

24/6-2 Michael & Linda Laucella (Applicants & Owners) (C06-000-004-00007 R4)
19 Greenfield Avenue

Var. Sec. 3.4.A.5 Front setback reduction from 40 feet to 28 feet on Circle Drive.
Var. Sec. 3.4.A.7 Rear setback from 50 feet to 25 feet where only 38 feet is existing for a bedroom addition and a porch.

Tony Thompson (Plans Ahead, Branford) represented the applicant and reviewed the site plan explaining that this was an addition to their cape style home. He noted this is a corner lot which made the addition harder to configure.
The commissioners asked a few questions.
PUBLIC INPUT: No one spoke.

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

24/6-3 Whitewolf Restoration LLC, c/o Kim Alleshunas (Applicant) Frederick Fitzgerald (Owner)
(D10-000-002-00027 R3)
1-3 Parker Memorial Drive

Var. Sec. 3.4.A.6 9.5 feet requested where 15 feet is required for a raised deck above existing patio.

Kim Alleshunas (Whitewolf Restoration) represented the applicant and reviewed the site plan. She explained that there is currently an open porch with a roof. The proposed plan is to take out the windows on the second floor and replace it with a glass slider and make a small deck . She noted that the homeowners recently had a new septic system installed in the front yard so that limits any expansion in the front yard. Also of note, there is no change to the footprint.

The commission asked a few questions.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to approve the variance, noting that they be consistent with the site plan and documentation on file.
Leonard Tamsin seconded the motion which passed unanimously.**

24/6-4 Jacunski Humes Architects, LLC.(Applicant) Town of Branford (Owner)(D07-000-006-00015 BC)
33 Laurel Street

Var. Sec. 6.5.E.B Proposed stall width in front of building of 9' 0 ¼" where 10' -5" is required.

Var. Sec. 6.5.E.D Proposed aisle width for two-way circulation of 20' where 24" is required for Police Department parking in the rear of the building.

Brian Humes (Jacunski Humes Architects LLC.) spoke first noting that Deputy Chief John Alves (Branford Police Dept.) and Tom Linden (Architect) were also present.

He explained this is an interior and exterior renovation project at the Branford Police Headquarters. He noted that parking has become a problem. He reviewed the site plan. He mentioned that the Application had requested 2 variances but now , only one is needed. He said to disregard the first variance . He explained how they are reconfiguring the parking and they are adding five parking spaces.

The commission discussed this and asked a few questions.

Deputy Chief John Alves noted that another reason for this new reconfiguration is that they have noticed that there are many elderly residents that come to the police station and there is no parking in front of the building so they have to park in the back and then walk up the hill. This new plan will provide additional parking in the front to help with this problem.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to approve the variances, noting that they be consistent with the site plan and documentation on file.
Leonard Tamsin seconded the motion which passed unanimously.**

24/6-5 80 East Main Street LLC c/o Patricia Robinson(Member)(Applicant & Owner)(E06-000-003-00026 R1)
80 East Main Street

Var. Sec. 3.4.A.1 Bulk requirement of 12,000 sq. ft. (6000 per unit in R-1 zone) to 11,279 sq. ft. (size of lot) for the modification of the existing two-unit dwelling unit.

Attorney Ben Connor represented the applicant and reviewed the site plan and the application. He noted that they are a bit shy in meeting the zoning requirements and that the property is unique. It is already two units; one commercial and one residential. The commercial use has outgrown the space. This application would make it a residential two-unit building.

The commission asked a few questions.

PUBLIC INPUT:

1. Jacey Wyatt- (abutter)- She has lived there many years, and she is in favor of the application.

**Chairman Sette closed the public hearing and made a motion to approve the variance.
Don Schilder seconded the motion which passed unanimously.**

Other Business:

Approval of May 21, 2024, Meeting Minutes- This was a unanimous approval.

The meeting adjourned at 7:54 pm.