

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405  
June 20, 2023  
MINUTES

The Branford Zoning Board of Appeals met Tuesday June 20, 2023 at 7:00 p.m. via remote technology as authorized by Executive Orders 7B and 7I to conduct Public Hearings on the following applications.

Commissioners Present: Chairman Jim Sette, David Laska, Lenny Tamsin, Don Schilder,  
Barry Beletsky, Rich Falcigno, Robert Harrington

Commissioners Absent: Bud Beccia

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

Chairman Sette welcomed the new commissioner Bob Harrington to the board. He replaced Brad Crerar who has resigned. He also noted that he will not be present at the next meeting so David Laska will chair the meeting.

Chairman Sette then reviewed the public hearing procedure.

**Old Business:**

23/5-3 Nikola Kallapodhi (Applicant) Sonya Kallapodhi (Owner) 34 Oak Hollow Road (F08-000-006-00011 R3) Var. Sec. 3.4.A.6 Side setback from 15 ft. required to 4 ft. for a new two bay garage.

Sonya Kallapodhi spoke and stated they need a new garage.

Jane displayed the site plan.

Nikola Kallapodhi explained that this variance is for the side setback. He also said his direct abutter is fine with this project. He may speak in favor of it.

He noted that the prior homeowner built an in law apartment and the bathroom in the apartment is built partially abutting in the garage. That makes the garage too small to fit a car comfortably. The commissioners discussed this briefly and asked a few questions.

**PUBLIC INPUT:**

1. Paul Humphrey (direct abutter) - He supports the application.

**Chairman Sette closed the Public Hearing and made a motion to grant the variance to be consistent with the site plan and documentation on file.**

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

**New Business:**

23/6-1 Business Park Realty LLC, c/o Charles Weber Jr. (Applicant & Owner) 31-33 Business Park Drive (H05-000-001-0001.2 IG-2)

Var. Sec.4.6.B To allow increase of the building coverage from 34% to 38% where 30% is the maximum allowed for a building addition between 2 existing buildings.

Jim Pretti (Criscolo Engineering) represented the applicant and displayed the site plan.

He reviewed the application explaining this application proposes building an addition between the two existing buildings. The applicant will go to the Planning & Zoning Commission for a site plan modification if this application is approved.

The commission asked a few questions and discussed this briefly.

**PUBLIC INPUT:**

No one spoke.

**Chairman Sette closed the Public Hearing and made a motion to grant the variance to increase the coverage from 34 % to 38 % and it should be consistent with the site plan and documentation on file.**

**Dave Lasky seconded the motion which passed unanimously.**

23/6-2 Joseph & Carolee Gravina (Applicants & Owners) 21 Sunset Beach Road (D11-000-009-00011 R3)

Var. Sec. 3.4.A.6 Side setback to 6 feet where 15 feet is required.

Var. Sec. 3.4.A.7 Rear setback to 4 feet where 30 feet is required.

Var. Sec. 8.1.D.6 To allow expansion of a nonconforming building to be extended into a non-conforming area to demo an existing shed and rebuild a 24 x24 garage.

Jim Pretti (Criscolo Engineering) represented the applicants and noted that they were also present. He reviewed the application and site plan explaining the applicants propose to demolish the existing shed and build a garage in its place. He then displayed the letter of support from the neighbors showing several signatures. Jim Pretti noted that they are restricted on where to build the garage because power lines are present.

The commission discussed this. Robert Harrington noted for the record that Eversource requests easements more often now, just as Jim Pretti stated. So, if an easement is requested, that is a legitimate hardship.

PUBLIC INPUT: No one spoke

**Chairman Sette closed the Public Hearing and made a motion to grant the variance to be consistent with the site plan and documentation on file.**

**Robert Harrington seconded the motion which passed unanimously.**

23/6-3 John & Jennifer Sullo (Applicants & Owners) 117 Flax Mill Road (G03-000-002-00022 R5)

Var. Sec. 6.8.F.2 Finished earth slope from 3 to 1 slope to 1 to 1 slope for the legalizing of regrading by the previous owner for a pool.

For the record, Robert Harrington is recusing himself from this application.

Evan Breining (Asst. Town Planner) explained the applicant is having a pool approved. He received approval from the Inland Wetlands Commission. The prior property owner filled in some of the wetlands on the property so the slopes that exist now do not meet the current zoning regulations.

If he had to regrade this it could cause more harm to the wetlands so he is seeking a variance to avoid that.

PUBLIC INPUT:

1. Robert Harrington- (direct abutter) - He said he can see the applicants backyard when the leaves are off the trees. He just wanted to confirm, this application is for a pool only? If so, he has no objection.

**Chairman Sette closed the Public Hearing and made a motion to grant the variance to be consistent with the site plan and documentation on file.**

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

**Other Business:**

Approval of May 16 Meeting Minutes

**Jim Sette made a motion to approve the May 16 meeting minutes as written.**

**Dave Lasky seconded the motion which passed unanimously.**

**The meeting adjourned at 7:55 pm.**