

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405

Minutes

Commissioners Present: Chairman Jim Sette, David Laska, Lenny Tamsin, Don Schilder, , Rich Falcigno ,Brad Crerar

Commissioners Absent: Barry Beletsky, Bud Beccia

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

Chairman Sette reviewed the public hearing procedure.

The Branford Zoning Board of Appeals met Tuesday March 21, 2023, at 7:00 p.m. via remote technology as to conduct Public Hearings on the following applications:

New Business:

23/3-1. George Platt II (Applicant & Owner) 23 Bradley Street (D08-03-07 BR)

Var. Sec. 4.3.B.5.2 Side setback reduction from 10 ft. to 2.5 ft. for the reconstruction of an existing staircase.

The applicant spoke and explained the building and fire dept.deemed the staircase unsafe so he is rebuilding it. There was an error in the legal notice so the commission will hold a special meeting to hear this item as soon as possible. A new legal notice will be published.

23/3-3 Michael Discepolo (Applicant & Owner) 14 Indian Woods Road (F08-02-21 R4)

Var. Sec 3.4.A.3 Front Setback from 40 ft. to 35 ft. for a new front porch.

This application was not heard since the abutters letters were not mailed out on time. This will be heard at the April meeting.

Other Business:

59 North Harbor Street, DMV Certificate of Location Approval for a preexisting car dealership.

There was no one present for 59 North Harbor Street per Jane Ellis. She said this is a name change only. She went out and checked the site.

No one from the public spoke either in favor or in opposition.

**Chairman Jim Sette made a motion to grant the DMV Location Approval.
Brad Crerar seconded the motion which passed unanimously.**

Approval of February 21 meeting minutes.

**Brad Crerar made a motion to approve the meeting minutes as written.
Chairman Sette seconded the motion which passed unanimously.**

**James Sette
(Chairman)**