

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

**MINUTES**

Commissioners Present: Chairman Jim Sette, David Laska, Lenny Tamsin, Don Schilder,  
Barry Beletsky, Brad Crerar

Commissioners Absent: Bud Beccia, Rich Falcigno

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 May 16, 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:

Old Business:

23/4-6 Franc & Enejda Koljaka (Applicants & Owners) 77 Sunset Beach Rd (D12-000-001-00009 R3).  
Var. Sec. 3.4.A.6 Side setback on the north side from 15 feet to 13.1 feet for first and second floor exterior decks.

Avial Suarez (Farros Design, Milford, CT) represented the applicant and reviewed the application and site plan for the proposed decks.

PUBLIC INPUT: No one spoke.

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

**Brad Crerar seconded the motion which passed unanimously.**

New Business:

23/5-1 Michael Viscuso (Applicant & Owner) 18 Wilford Road (F10-000-001-00048 R2)  
Var. Sec.3.4.A .7 Rear Yard setback from 20 ft. to 5 ft. for a new garage.

Tony Thompson (Plans Ahead, Branford) represented the applicant and reviewed the application explaining that the project is for a new garage.

PUBLIC INPUT: No one spoke.

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

**Brad Crerar seconded the motion which passed unanimously.**

23/5-2 John Paul Garcia (Applicant) Rajesh Saggi & Nita Ahuja (Owners) 308 Shore Drive  
(B10-000-008-00007 R4)

Var. Sec. 3.4.A.6 Side setback from 40 ft. to 2 ft.

Var. Sec. 3.4.A.7 Rear setback from 50 ft. to 34 ft.

To upgrade the interior, demolish 2 existing sheds, demolish rear stairs, portion of existing building, construct new patio and 2<sup>nd</sup> floor, new access stairs at rear of parcel, new addition at rear of parcel.

John Paul Garcia (Surveyor, Bethany, CT) represented the applicant and highlighted the application. The project proposes to change the current two family dwelling to a one family dwelling.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

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

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

**This item is continued to the June 20, 2023 meeting due to a noticing error.**

23/5-4 Emerald Ventura (Applicant & Owner) 92 Flax Mill Road (G03-000-001-00009 R5)  
Var. Sec.3.4.A.6 Side setback from 25 ft. required to 17.4 ft. for the addition of a structure above the existing garage and adding a third bay.

Emerald Ventura (applicant) spoke explaining this application is proposing the addition of a 3<sup>rd</sup> garage bay and building an addition on top of the garage. The site plan was displayed.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Don Schilder seconded the motion which passed unanimously.**

23/5-5 Gina Petrucci (Applicant & Owner) 131 Cherry Hill Road (C06-D06-001-00007 R4)  
Var. Sec. 3.4.A.7 Rear setback from 50 ft. required to 23 ft. for an in ground swimming pool and new fence.

Jim Pretti (Criscuolo Engineering) represented the applicant and reviewed the application noting it is for an in ground pool. He also said the neighbors submitted letters of support.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Lenny Tamsin seconded the motion which passed unanimously**

23/5-6 Joe Mongillo (Applicant & Owner) 69 Todds Hill Road (D05-000-005-018.5 R4)  
Var. Sec. 3.4.A.7 Rear setback from 50 ft. to 41.5 ft. to allow an in ground swimming pool and new fence.

Joe Mongillo (Applicant) spoke saying the application is for an in ground pool.

PUBLIC INPUT:

1. Heather (73 Todds Hill Rd) asked about the rain garden. She also noted she is in favor of the Application.

**Chairman Sette closed the public hearing and made a motion to grant the variances to be consistent with the site plan and documentation on file.**

**Brad Crerar seconded the motion which passed unanimously**

23/5-7 Patricia Broughal (Applicant) Peter & Patricia Broughal-(Owners) 6 Old Pawson Road (E11-000-003-00004 R3)

Var. Sec. 7.4.A.7 To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling (1,000 sf)

Var. Sec. 8.1.C.3 To allow the enlargement of a nonconforming structure without eliminating the nonconformity.

Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity for a proposed second floor garage addition for an accessory apartment.

Jim Pretti (Criscuolo Engineering) represented the applicant explaining this is for an accessory apartment. The applicants have received prior zba approval but then they changed the plans so they are back before the board again.

PUBLIC INPUT: No one spoke.

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

**Brad Crerar seconded the motion which passed unanimously.**

Other Business:

Approval of April 11, 2023 Meeting Minutes

Approval of April 18, 2023 Meeting Minutes

**Chairman Sette made a motion to approve the April 11 and the April 18, 2023 meeting minutes as written.**

**James Sette  
(Chairman)**

**The meeting adjourned at 8:02 pm.**