

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

The Branford Zoning Board of Appeals met **Tuesday June 17, 2025** at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications. Information regarding how to participate in the Public Hearings will be provided on the meeting Agenda that will be posted on the Town's website at least 24 hours prior to the meeting.

Commissioners Present: James Sette(Chairman), Steve Sullivan, Dave Laska, Bob Harrington, Lenny Tamsin, Rich Falcigno

Commissioners Absent: Don Schilder

Staff Present: Michiel Wackers (Town Planner), Michelle Martin (clerk)

Chairman Sette reviewed the public hearing procedures.

For the record, it was noted that Bob Harrington is recusing himself from the Howard Avenue application.

Chairman Sette announced that the board would hear the 11 Howard Avenue application last, since there was some opposition to the application.

**New Business:**

**25/6-1** John Wolfenden (Applicant & Owner)

(E11-000-004-00010 R3) 6 Montgomery Parkway

(E11-000-004-00009 R30) 10 Montgomery Parkway

Var. Sec. 3.4.A.1 To reduce the lot area of #10 Montgomery Parkway to 12,039 sq feet where 15,000 sq feet is required for the reconfiguration of the shared property line between #6 & #10 Montgomery Parkway to eliminate the side setback nonconformities.

The applicant spoke and explained this application reconfigures the property line to make the lots less nonconforming. He reviewed the site plan. It would make 6 Montgomery a bit larger since it is undersized.

The commissioners asked a few questions.

PUBLIC INPUT: No one spoke

**Chairman Sette closed the public hearing and made a motion to grant the variances.**

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

**25/6-2** Kevin Odell (Applicant & Owner)

(D09-000-005-00008 R3) 264 Harbor Street

Var. Sec. 3.4.A.5 Requesting a 3-foot front setback where 30 feet is required and 25 feet is already existing for the replacement and expansion of the existing front porch.

Kevin Odell (applicant) spoke explaining that his house is from 1850 and was recently renovated a few years ago. However, the front porch is structurally compromised and unsafe. It does not meet the current building code.

The commissioners asked some questions and asked what the new porch would look like since he had no sketches of it. The commission suggested that the applicant withdraw the project and resubmit it when he had a clear idea of what the front porch would look like.

**The applicant agreed and withdrew the application.**

**25/6-3** Wendy Duby (Applicant & Owner)  
(C10-000-006-00013 R3) 11 Howard Avenue  
Var Sec. 3.4.A.6 – 11 feet for a side setback where 15 feet is required and 14.6 feet is existing  
For the construction of a deck.

This item was heard last.

The applicant explained that this application is for a 3-foot variance for an 11x11 deck which is located over ledge. She noted that that area is all ledge and not usable.

The commissioners asked some questions, and she displayed some photos.

**PUBLIC INPUT:**

1. Kelly Golia-(next door neighbor)- She said she has submitted two emails objecting to this application. She feels this is not a hardship. She asked why does it have to be 3.6 feet from the property line? She asked the commission to reconsider this application.

The commission discussed this and asked questions.

**Chairman Sette closed the public hearing and made a motion to grant the variance.**

**Rich Falcigno seconded the motion.**

**The commission then voted, and the outcome was: 3 denials and 2 in favor.**

**The application was DENIED.**

**25/6-4** Mark Shifman & Melinda Sanders (Applicants & Owners)  
(F10-000-005-00008 R3) 45 Seaview Avenue  
Var. Sec. 3.4.A.6- From 10 feet to 6 feet West side, 8 feet East side (where 0.8 ft exists) to make the house FEMA compliant.  
Var. Sec. 3.4.A.10 Coverage from 0.25 to 0.32 to allow new stairs & elevator (0.28 existing).

Jim Pretti (Criscuolo Engineering) represented the applicant and highlighted the application . He explained this project would make the house less nonconforming. They are moving the house outside of the flood zone.

The commissioners asked a few questions.

**PUBLIC INPUT:**

1. 41 Seaview Ave-He asked if the applicant is bringing in any fill?

**Chairman Sette closed the public hearing and made a motion to grant the variances.**

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

**Other Business:**

Approval of the May 20, 2025 Minutes- Minutes approved as written.

The meeting adjourned at 9 pm.