

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

The Branford Zoning Board of Appeals met **Tuesday May 20, 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: Jim Sette(Chairman), David Laska, Don Schilder, Rich Falcigno, Bob Harrington,
Lenny Tamsin

Commissioners Absent: Steve Sullivan

Staff Present: Michiel Wackers (Town Planner), Jane Ellis, (ZEO), Michelle Martin (Clerk)

The meeting started at 7 pm.

Chairman Sette reviewed the meeting procedures.

New Business:

25/5-1 Michael McGinley (Applicant & Owners)
(H06-000-006-00005 R4) 4 Beechwood Road
Var. Sec. 3.8.B.3- Proposed shed to be closer to the street line than the principal structure.

The applicant (Michael McGinley) spoke and said he wants to put a shed on his property but the hardship is the shape of his property and the topography of it. He has a lot of ledge in the rear of his property.

Public Input: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variance.
David Laska seconded the motion which passed unanimously.**

25/5-2 Zakary Cianciolo (Applicant)
Tom Kelleher (Owner)
(C08-000-001-00019 BL) 1100 West Main Street
Var. Sec. 4.4.B.5 (3) 5 feet where 15 feet is required (rear) for an extension of 120 Sq. feet to existing concrete sidewalk/concrete pad in the rear of the building for a walk-in refrigerator.

The applicant (Zakary Cianciolo) spoke and reviewed his application and displayed a sketch of the location of the concrete pad. His hardship is the buildings were built at the rear of the site, and the parking is in the front. The commissioners asked a few questions.

Public Input: 1. Perry Maresca – (Branford Economic Development)He spoke in favor of the application noting you can't see the concrete pad from the front of the building.

**Chairman Sette closed the public hearing and made a motion to grant the variance noting it be consistent with the documentation and site plan on file.
Rich Falcigno seconded the motion which passed unanimously.**

25/5-3 Robert Carroll (Applicant & Owner)

(F10-000-016-00011 R2) 44 Limewood Avenue

Var. Sec. 3.4.A.7 Rear setback reduction from 30 feet required to 5.5 feet (5.5 feet existing).

Var. Sec. 3.4.A.10 Coverage allowance from 25% allowed to 30% requested.

Var. Sec. 6.2.E.4 Waiver of narrow streets Front setback 15.4 feet where 15 feet is required plus, narrow streets (15.4 feet existing) to deconstruct and rebuild the existing single-family FEMA compliant home.

Tony Thompson (Plans Ahead) represented the applicant ,who was also present. He reviewed the application and displayed a site plan. This project involves making the house FEMA compliant.
The commissioners asked a few questions.

Public Input:

1. Mike Grillo-50 Limewood Ave- He supports this application and appreciated that the applicant shared his plans with his neighbors.
2. Janet- 36 Limewood Ave- She is in favor of this application.
3. Kim- 118 Limewood Ave-She is also in favor.

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

Lenny Tamsin seconded the motion which passed unanimously.

25/5-4 Peter Safer (Applicant & Owner)

(F10-000-013-00010 R2) 114 Limewood Avenue

Var. Sec. 3.4.A.6 To allow a side setback of 1.4 feet where 10 feet is required (1.3 feet exists).

Var. Sec. 3.4.A.7 To allow a rear setback of 16 feet where 20 feet is required (13.9 exists)

Var. Sec. 3.4.A.9 To allow a floor area ratio of 0.55 where 0.50 is required (0.21 exists).

Var. Sec. 3.4.A.10 To allow a building coverage of 0.29 where 0.25 is required (0.25 exists) for the demolition and replacement of the two existing houses on the property.

Jim Pretti (Criscuolo Engineering) represented the applicant. He reviewed the application noting they presented this at the last meeting, but some changes were needed. He displayed the site plan, noting that this footprint is smaller than the last application's footprint.

For the record, Harrington had to leave the meeting at 7:38 pm so he did not vote on this application.

The commissioners asked a few questions.

Public Input:

1. Kim- (neighbor)-She asked if people will be living in the back house?
2. Alex Larson-118B Limewood Ave- He is a direct neighbor and is opposed to this .

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

Rich Falcigno seconded the motion which passed unanimously.

Other Business:

Approval of the April 22, 2025 minutes---Approved