

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

The Branford Zoning Board of Appeals met Tuesday November 19, 2024 at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications.

Commissioners Present: Jim Sette (Chairman), Robert Harrington, Don Schilder, Dave Laska,
Rich Falcigno

Commissioners Absent: Steve Sullivan (He left at the beginning of the meeting) .

Staff Present: Jane Ellis (Zoning Enforcement Officer) ,Michelle Martin(Clerk).

Chairman Sette reviewed the public hearing procedures.

He then announced that the appeal that is listed on the agenda under Other Business for 38 Howard Avenue is postponed to the December 19, 2024 meeting.

Robert Harrington noted he is recusing himself from public hearing #2 (179 Pawson Rd)

New Business:

24/11-1 David Addington Hoadley & Lynne C. Hoadley-(Applicants & Owners)

(E07-000-010-00026 R3) 57 Church Street

Var. Sec.3.4.A (Line 10) Increase coverage from 0.33 (existing) to 0.34 (proposed) where 25 feet is allowed for an addition on the south side of the existing structure and enclose 60 sq. feet of the existing covered porch to make an interior eat-in kitchen.

David Hoadley was present along with Jenn Marks (BL Co.) and explained they want to enclose their porch. They displayed the survey and reviewed it, noting it's an undersized lot and nonconforming. They also displayed photos of the house .
The commissioners made a few comments .

PUBLIC INPUT:

They displayed a letter from the direct abutter (George Ranalli) in support of the project.

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

24/11-2 Timothy J. Lee, Esquire(Applicant) Alexander & Lavinia Grindley (Owners) (D11-000-003-00024 R3)
179 Pawson Road

Var. Sec. 3.4.A (Line 5) To allow a front yard setback of 24 ft 1 inch where 30 feet is required and 27.5 feet exists for the construction of a single-family home with an accessory apartment .

Bob Harrington recused himself from this application.

Attorney Tim Lee (Montowese St, Branford) represented the applicant and noted this applicant was Before the zba back in May and was approved. When they were building the house, they changed the Location of the front door 8 and a half feet to the left and this variance was required. He then the site plan. This application is for a single-family home with one accessory apartment.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variance.
Rich Falcigno seconded the motion which passed.**

24/11-3 Timothy J. Lee, Esquire (Applicant)
Paul V. Riccio (Owner) (D09-000-001-00030 R3) 230 Harbor Street
Var. Sec. 3.4.A(Line1) To allow a lot size of 9,606 sq. feet where 12,979 exists and 15,000 sq feet is required to allow a lot line revision to correct a title issue from a predecessor in title. It will not result in the creation of a new lot.

Attorney Tim Lee (Montowese St, Branford) represented the applicant and explained this is a lot line revision to convey a garage to 230 Harbor Street. This revision will make one lot slightly larger than the other.

The commissioners asked a few questions. Bob Harrington noted he is in support of this application.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variance.
Lenny Tamsin seconded the motion which passed.**

24/11-4 Timothy J. Lee, Esquire (Applicant) Karen & Leonard Kolstad (Owners) (C11-000-003-001.1R4)
25 Wood Road
Var. Sec. 3.4.A.(Line 1)To allow a lot size of 7,300 square feet where 9,561square feet exists and 20,000 square feet is required.
Var. Sec. 3.4.A.(Line 6) To allow a side yard setback of 7 feet where 0 currently exists and 20 feet is required for a garage/accessory structure.

Attorney Tim Lee (Montowese St., Branford) represented the applicant and explained that 25 Wood Road has a garage on the property and there is another garage at 27 Wood Road but the property Line goes straight thru the garage. This application seeks to make the larger garage entirely on 27 Wood Road. So, each parcel will have a garage.

The commissioners asked a few questions.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variance.
Bob Harrington seconded the motion which passed.**

24-11-5 Frances Proto (Applicant & Owner) (C04-000-002-00217 R4) 16 Autumn Ridge Road
Var. Sec.6.12.C.6 Reduction in Extended Street line intersection distance from 25 feet minimum to 12 feet for the proposed relocation of the original lot driveway to maintain connection to Autumn Ridge Road after construction of new road within existing public right of way over the original driveway.

Attorney Tim Lee represented the applicant and explained that 16Autumn Ridge Rd is part of a Subdivision. The developer wanted to complete the subdivision and discovered that the applicants Driveway is in the right of way. The developer agreed to build a new driveway but there are problems with where to locate it. He can only build the driveway 12 feet away from the intersection where 25 feet is required.

The commissioners asked some questions .

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.**

Old Business:

Appeal of a Notice of Violation- 38 Howard Ave.-This will be discussed at the December meeting.

Other Business:

DMV Application for Retail Gasoline Dealer License - 5 East Industrial Rd

Garth Wilson(BL Companies) represented the applicant and displayed the site plan and Reviewed it. He noted that CT statute requires ZBA approval. They had previously been Before the zba in May and were approved.

Chairman Sette reminded the board of the prior application and gave a few additional comments.

PUBLIC INPUT: No one spoke.

**Chairman Sette closed the public hearing and made a motion to grant the variance.
Bob Harrington seconded the motion which passed.**

Approval of October 15, 2024 Minutes—Approved.

Approval of 2025 Meeting Schedule -Approved.

The meeting adjourned at 8 :15 pm