

MINUTES  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405  
OCTOBER 17, 2023

Commissioners Present: Chairperson Jim Sette, Bob Harrington, David Laska, Rich Falcigno, Don Schilder, Lenny Tamsin

Staff Present: Evan Breining (Asst. Town Planner), Jane Ellis (Zoning Enforcement Officer), Michelle Martin (Clerk)

Chairman Sette noted that the 329 East main Street application is withdrawn and the 19-25 Fairlawn Avenue application is continued to the next meeting in November.  
He then reviewed the public hearing procedures.

The Branford Zoning Board of Appeals will meet Tuesday October 17, 2023 at 7:00 p.m. at the **Branford Fire Headquarters, 45 North Main Street**, Branford, CT to conduct Public Hearings on the following applications:

**New Business:**

**23/10-1** Richard Callahan (Applicant & Owner) 33 Sunrise Cove Camp (C11-000-002-00001-33 R2)  
Var. Sec. 6.2.E.9 Vertical expansion of a structure within 25 ft. of a critical resource.  
Var. Sec. 3.4.A.7 Vertical expansion of the existing rear setback non-conformity (1.4 ±) for the construction of a second floor addition.

Jim Pretti (Criscuolo Engineering) represented the applicant and reviewed the application noting that the board previously approved a variance application to add 2 dormers this past spring. But during construction they realized that they needed to add a bit more height. The Sunrise Cove Camp association approved this change.

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 and that they be consistent with the documentation and site plan on file.  
Rich Falcigno seconded the motion which passed unanimously.**

**23/10-2** Jon Morasutti (Applicant & Owner) 19-25 Fairlawn Ave (E09-000-003-00015 R3)  
Var. Sec. 8.1.C.1 Enlargement of an existing non-conforming use.  
Var. 3.4.A.2 To allow a lot area per dwelling unit of 4,599 sf/unit where 6,899 sf/unit exists and 15,000 sf is required.  
Var. Sec. 6.2.E.9 To allow a vertical expansion of an existing non-conforming critical coastal resource setback of 18.3 ft. where 25 ft.+ is required for the construction of a second and third floor over an existing garage to add 2 more dwelling units.

**Chairman Sette opened the public hearing and continued this item to November per the applicant's request.**

**23/10-3** Michael C. Bennick & Jennifer Bennick (Applicants & Owners) 64 Harbor Street (D10-000-002-00023 R3)  
Var. Sec. 8.1.C (1) & (3) Waiver of prohibitions restricting enlargements of non-conforming structures.  
Var. Sec. 6.2.E.4 Waiver of narrow street provision.  
Var. Sec. 3.4.A.6 Requesting 1.6 ft. side setback where 15 ft. is required for the rebuilding of an existing non-conforming garage and addition of second floor.

Attorney Jeffrey Beatty represented the applicant and reviewed the application explaining this application is for the rebuild of the existing garage and the addition of a second floor which will be a workspace and a bathroom.

He noted the footprint remains the same but the structure is taller. Also, no neighbors objected and the applicant has submitted several letters of support from the neighbors.

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 and that they be consistent with the documentation and site plan on file.  
Bob Harrington seconded the motion which passed unanimously.**

**Old Business:**

**23/9-4** Sunflower Hospitality LLC c/o Haresh Nariyani (Applicant & Owner) 168 Montowese Street  
(E07/000/010/008.1 BR)

Var. Sec. 4.3.B.9 Lot coverage .366 requested where .25 is allowed.

Var. Sec. 4.3.B.10 impervious surface area ratio .902 requested where .60 is allowed for a storage shed.

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Attorney Stephen Ketainek represented the applicant and gave a brief history of the site. This application is for a storage shed.

He noted that the parcel was always nonconforming and since it has been split into 2 lots this variance is needed for the shed.

The commissioners asked a few questions.

PUBLIC INPUT:

1. Fred Russo- Cocheco Avenue- He explained he ate at Darbar Restaurant during covid and the owner was very gracious and he has come to enjoy Indian food. He is in favor of the application noting that Darbar has been in town for almost 30 years and survived covid.
2. Perry Maresca- (Economic Business Development Manager)- He noted that this shed is more attractive than the freezer it replaced. Also, most of the buildings on that street are buildings with very little grass. He is in support of the application.

**Chairman Sette closed the public hearing and made a motion to grant the variances and that they be consistent with the documentation and site plan on file.  
Don Schilder seconded the motion which passed unanimously.**

**23/9-5** The Stop & Shop Supermarket Co LLC (Twiss Realty Co, Inc.)- (Applicant & Owner) 329 East Main Street  
(G05-G06-003-00002 BL)

Var. Sec. 5.4.E.1 Variance of 12 feet, to allow maximum building height of 52 feet (from avg. existing grade) where maximum height of 40 feet is permitted in PDD.

Var. Sec. 4.4.B Variance of 12 feet, to allow maximum building height of 52 feet (from avg. existing grade) where maximum height of 40 feet is permitted in BL zone for the establishment of a PDD to facilitate the construction of a 120 unit multi-family community in two buildings, coffee shop/restaurant pad and the reuse of the existing theatre building for a self-storage facility.

**This application has been WITHDRAWN.**

**Other Business:**

Approval of September 19, 2023 Minutes

Chairman Sette made a motion to approve the minutes which passed unanimously.

The meeting adjourned at 7:43 pm.

**James Sette  
(Chairman)**