

TOWN OF BRANFORD  
STONY CREEK ARCHITECTURAL REVIEW BOARD

Greg Ames, Chairman  
George Buchanan  
John Herzan  
Sam Kirby  
William Murray

Branford Town Hall  
P.O. Box 150  
1019 Main Street  
Branford, CT 06405

Stony Creek Architectural Review Board Special Meeting  
Wednesday, February 27, 2019  
Canoe Brook Senior Center, 11 Cherry Hill Road, Branford CT  
**7:00 P.M.**

**AGENDA**

1) Formal Review -

40 Thimble Islands Rd. – The owner/applicant (Burgess) has submitted a Special Exception application to the Planning and Zoning Department to construct an accessory apartment on property located in the Short Beach Village District .The project consists of the removal of the existing garage and construction of a new one (1) bedroom detached accessory apartment. The design of a new wastewater disposal system includes the main residence and accessory apartment. Floor plans and elevation drawings were submitted by Lazarus and Sargeant located in Wallingford, CT.

The Branford Zoning Board of Appeals approved a variance for the application to allow for a 852 square feet accessory apartment which is greater than the required 30% of the main residential structure. The main house was built in 1878 and is only 1,837 square feet in size. The Planning & Zoning Commission will review the accessory apartment application on March 07, 2019.

- 2) Other Business – Review of the 2017-18 Short Beach Architectural Review Board Annual Report
- 3) Adjourn