

Branford Zoning Board of Appeals
Town of Branford
Branford, Connecticut 06405

Agenda

The Branford Zoning Board of Appeals will meet Tuesday January 19, 2021, at 7:00 p.m. via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the following applications:

JOIN ONLINE:

Meeting Id: 843 0095 1845 / Password: 009746

Meeting Link:

<https://us02web.zoom.us/j/84300951845?pwd=MkdkeURUSDhQTzBUYU4wSDc3VytSZz09>

OR

JOIN VIA PHONE:

Real time meeting audio can be accessed by calling: **646-558-8656** and entering

Meeting Id: 843 0095 1845 / Password: 009746

Documents that may be viewed and discussed at the meeting can be viewed at: [January 19, 2021 ZBA Meeting - Dropbox](#)

Old Business

20/11 – 1. Talia Polino, Owner/Matthew Nobile Reale, Applicant, 29 Hotchkiss Grove Road,(G9/F9-2-6) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 25' 6". (existing 29' 3 ¼ ").) and Line 6: Sideline setback from 15 ft. to 2' ¼" (3' 6" existing). Also, Waiver of Sec. 8.1. C: Nonconforming to allow Expansion of existing second floor new shed dormer and new front entry portico over existing entry steps. Removal of existing side garage and construction of 1-1/2 story new garage and master bedroom. (Continued from December 15, 2020)

20/12 – 3. Alan and Cynthia Brooks, 94 Stannard Avenue, (C9-8-2 R-3) Var. Sec. 3.8.B – Line 3: No Accessory structure shall be closer to the street line than the principle structure on the property and Waiver of Sec. 6.2.E – Narrow Street from the existing 20.9 ft to the purposed 10 ft. for carport. (Continued from December 15, 2020/)

New Business

21/1- 1. Marc Reed, 46 Parish Farm Road, (D5-5-17 - R-4) Var. Sec. 3.4.A - Line 6: Side line setback from 20 ft. to 10 ft. and Line 7: Rear line setback from 50 ft. to 34 ft. to build a detached garage with storage above.

21/1 – 2. Jay Gauvin, 65 Dorchester Lane, (F3-6-17 R-5) Var. Sec. 3.4.A – Line 5: Front setback from 50 ft. to 29 ft. for construction of a single family residence and supporting utilities on a 1.25 acre parcel located at the end of Dorchester Lane to be serviced by public water supply and on site septic system as approved b the East Shore District Health Department and the Inland Wetlands Agency.

21/1 – 3. Marilyn Cassella, Trustee/ Victor Cassella, Applicant, 23 Prospect Hill Road, (K10-2-38 - R-3) Var. Sec. 3.4.A – Line 6: Side line setback from 10 ft. to 6.25 ft. (existing 5 ft. east) and 6.25 ft (existing 6.2 ft. west) for house and from 10 ft. to 0 ft. for 8 ft. retaining wall and Line 10: Lot Coverage from 0.25 to 0.28. Also, Waiver of Sec. 8.1.D and 8.1.F.1: To allow reconstruction of an existing nonconforming structure on an existing nonconforming lot that does not meet the area, shape and frontage without the building conforming to all other requirements. Also, Coastal Site Plan Review. The project entails removal of existing 4 bedroom house and construction of new FEMA compliant 3 bedroom home and installation of upgraded compliant waste water system.

21/1 – 4. Mark and Katherine Swift, 32 Ark Road, (E9-8-12 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 15 +/- to allow addition of a 10x30 ft. covered front porch with steps to grade to with materials and finishes to match existing.

Other Business:

Action on Minutes of December 15, 2020

James Sette
Chairman