

The Branford Zoning Board of Appeals  
Senior Center, 11 Cherry Hill Road

Tuesday, May 21 2019 at 7:00 p.m.

Agenda

19/5 – 1. Andrew and Michelle Barbara, 69 Parish Farm Road, (D5-4-1 R-4) Var. Sec. 3.4.A – Line 7: Rear setback from 50 ft. to 37 ft. and Waive Sec.8.1.C (3): Enlargement of nonconforming structure to build/add a 12x20 ft. pressure treated deck to rear of the house.

19/5 – 2. Nicholas Fischer, 3 Watrous Avenue, (J8-6-4 R-2) Var. Sec. 3.4.A – Line 2: Lot area from 4,000 SF to 3,028.5 SF (existing) and Line 5: Street line setback from 15 ft. to 13.0 ft. (existing). Also, Waivers of the following: Sec. 6.2.E (4) Narrow Streets; Sec. 6.3.F.2 – 20 ft. wide landscape strip and Sec. 6.3.G.2 – 10 ft. wide landscape strip on side or rear property lines; and Sec. 8.1.C & D (4-6) – Nonconforming structure to be removed, enlarged and reconstructed in same location, 2 family home to be rebuilt to code.

19/5 – 3. Roger and Joan Holt, 236 Pleasant Point Road, (J9-13-7 R-4) Var. Sec. 3.4.A – Line 6: Side setback from 20 ft. to 4.9 ft.; Line 7: Rear Setback from 40 ft. to 4.9 ft. and Waiver of Sec. 8.1.C (3) To enlarge nonconforming structure expanding existing bath dormer by 5 ft. width over existing floor space.

19/5 – 4. JK Partners LLC, Owner/Shaku Patel, Applicant, 470-478 East Main St, (H4-5-5 IG2) Var. Sec. 4.6.B – Line 7: Height from 40 ft. to 57.0 ft. and Waiver of Sec. 8.1.C & 8.1.D (4) – Nonconforming to allow removal and construction of a new hotel.

19/5 – 5. Mark DiLungo, Jr., Owner/Louis Marotti, Applicant, 87 & 91 Stony Creek Road, (H7-6-3.9 & H7-6-3.10 R-5) Var. Sec. 6.11C – to allow a fee strip of 900 ft. where 390 ft. is maximum for re-subdivision of two (2) lots into three (3) lots.

19/5 – 6. Joan Johnson, Owner/ Phillip Carloni, Applicant, 117-125 Thimble Islands Road, (J9-1-4 R-3) Var. Sec. 3.4.A – Line 3 – Frontage from 90 ft. to 75 ft. and Sec. 8.1.B – to divide three acre lot with two houses into two lots each with one house.

19/5 – 7. P.S. Kusterer LLC, Owner/Peter S. Kusterer dba P.S. Kusterer LLC, 211 Thimble Island Road, (J10-4-1 BR) Var. Sec. 4.3.B – Line 5 (3): Rear Setback from 20 ft. to 5 ft. (0 ft. existing) and Waiver of Sec. 8.1.C – Line 1 and 3: Structure alteration neither eliminating or increasing any nonconformity of width, height and size of living space of 7 ft. height and Sec. 8.1.D – Line 6: New enclosure with shed roof directly above existing roof trough if it is somehow considered to be a different location.

19/5 – 8. Mark and Jessica Crockett, Pot Island (aka Pot Rock Island), (J12-8-1.3 R-5) Var. 3.4.A – Line 6: Side yard setback from 25 ft. to 20 ft.; Coastal Management – Sec. 5.1.B.3: from 25 ft. to 13 ft. and Sec. 6.2.E (9) – from 25 ft. to 13 ft. setback from Critical Coastal Resources for expansion/building of new deck.

Approval of Minutes: April 16, 2019:

Jim Sette, Chairman