

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

Tuesday, October 15, 2019 at 7:00 p.m.

Agenda

Old Business

19/9 – 2. JK Partners LLC, 470-478 East Main Street, (H4-5-5 IG2) Var, Sec. 4.6.B.7. To permit height of 55.50 ft. where 40 ft. is permitted; 4.6.B.8: Floor area to 0.56 where 0.40 is permitted and Waiver of Sec's. 8.1.C and 8.1.D.4 –To permit alteration and expansion of nonconforming use to allow 100 units where 97 exist in order to renovate the site into new 100 room hotel. (Continued from September 17, 2019)

New Business

19/10 – 1. Castle Rock Owners Association (CROA), Owner/Applicant, 52 Castle Rock Street, aka 1-50 Castle Rock, (D10/1/1 – R3) Var Sec. 8.1C – Line 1 & 2 and Sec. 8.1.D – Lines 4-7: to allow removal and replacement of wooden decks for units 12,14,16,18 and 20 and extend new decks by two (2) feet for units 16, 18 and 20 for safety reasons as they are 40 years old and in need of replacement.

19/10 – 2. Victor Cassella, 14 Third Avenue (F9/4/4 – R3 - Undersize lot using R-2 standards) Var. Sec. 3.4.A – Line 6: Side setback from 10 ft. to 1.1 ft. (existing) and Line 7: Rear setback from 20 ft. to 11 ft. (existing) to replace existing nonconforming garage in same location. Also, Waiver of Sec. 8.1.D 5: No nonconforming building or structure if once changed to conform or more nearly conform shall be changed so as to be nonconforming or less conforming again.

19/10 – 3. James Primicerio, 80 Bradley Street, (D8/5/2 – R-1) Var. Sec. 3.4.A – Line 2: Lot Area per unit from 6,000 to 4,000 for construction of a new two family dwelling on vacant lot.

19/10 – 4. The Lisa Fioretti Stockwell Family Trust, Owner/Kelly Stockwell, Trustee, 17 Lanphier Road, (D9/11/22 – R-3) Var. Sec. 3.4.A – Line 5: Front setback from 30 ft. to 17 ft. for addition of covered porch and wheel chair ramp to an existing single family residence. Also, Waiver of Sec. 8.1C.3 and 8.1.D line 6: No building or structure that does not conform shall be expanded or unless enlarged portion conforms to the regulations applying to the district in which it is located or where such change is made in accordance with Sec. 8.1/D.

19/10 – 5. Robert Milles, 44 Frank Street (aka Oakridge Road), (E9/2/2 – R-3) Var. Sec. 3.4.A – Line 7: Rear setback from 30 ft. to 6.5 ft. to build a 30x25 ft., 15 ft. high garage.

19/10 – 6. Bonwill Enterprises LLC, Owner/Mike Parillo, Distinguished Homes Inc., Applicant, 58 Rogers Street, (D8/8/18 – R-1) Waiver of Sec. 8.1.C: Enlargement nonconforming use adding third floor staircase to comply with the egress requirement of 2018 Ct. Fire Safety for 60 sf. third floor apartment.

19/10 – 7. Susan Kirby, Owner/Elise A. Hergan, Archetict LLC, Applicant, 35 Mill Creek Road, (D9/1/11 – R3 – Undersize lot using R1 standards) Var. Sec. 3.4.A – Line 6: Side setback from 10 ft. to 4.5 ft. (existing 6.2 ft.) for expansion of nonconforming garage and existing structure. Also, Waivers of Sec. 8.1.C – Line 3: To enlarge nonconforming structure and Sec. 8.1.D – Line 6: To expand nonconforming location to a different nonconforming location. Existing garage is at 6.2 ft. in setback and proposed addition and roof overhang are at 4.5 ft.

19/10-8. Wrenchrite, c/o Joel Laub, Member, 998 West Main St. DMV location approval per C.G.S. Sec. 14-54.

Action on the September 17, 2019 Minutes: (Jim Sette, David Laska, Don Schilder, Leonard Tamsin, Peter Berdon and Bud Beccia)

Other Business: Accepting the 2020 Meeting Calendar

Adjournment

James Sette

Chairman