

Zoning Board of Appeals
Branford, Connecticut 06405

Canoe Brook Senior Center, 11 Cherry Hill Road

September 17, 2019 at 7:00 p.m.

Agenda

19/9 – 1. Gregory F. Cox and Kimberly A. Cox, 1 Fenway Road (aka 1-5 Fenway Road), (D11/E11-4-9 R-3) Var. Sec. 3.4.A – Line 5: Street line setback from 30 ft. to 23.5 ft. Also, Waivers of Sec. 6.2.E.4 – Narrow streets – (Fenway Road is 30 ft. wide); Sec’s. 8.1.C – Line 3 and 8.1.D – Line 6: Enlargement of nonconforming structure construct an addition to replace the existing front entry door with an 8 ft. x 15 ft. 10.5 inch long dual side entry foyer/mudroom and to redesign the front entry to the house.

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.

19/9 – 3. Notice of appeal of ZEO decision dated August 15, 2019 granting approval for a backyard driveway and the removal of trees on Town property at 77 East Main Street (E6-5-10) Owner David Fuchs.

Approval of August 20, 2019 Minutes - (Eligible to vote: Jim Sette, Peter Berdon, Leonard Tamsin, Barry Beletsky, David Laska, Brad Crerar and Donald Schilder.)

Mary Leigh Bianchi

ZBA Clerk