

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

**Agenda**

The Branford Zoning Board of Appeals will meet Tuesday February 16, 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:* [February 16, 2021 ZBA Meeting - Dropbox](#)

21/2 – 1. Town of Branford, (Water Pollution Control Facility)/Jennifer Acquino, Assistant Town Engineer, Applicant, Block Island Road (aka 75 Block Island Road) (E10-1-2 BL) Var. Sec. 4.4.B – Line 5 (1): Reduction of front setback from 15 ft. to 2.3 ft. and 4.4.B – Line 9: Increase Lot in Coverage from .30 to .302 (increasing 415 SF) for installation of a permanent generator.

21/2 – 2. Anthony J and Linda Milici, 58 Seaview Avenue, (F10-7-1 R3), Var. Sec. 3.4.A – Line 5: Front setback from the required 30 ft. to 27 ft. (11.8 ft. existing house) and Line 6: Side setback from the required 15 ft. to 1 ft. (existing 21 ft.) to build a platform for Generac generator on the property line close to proposed generator of neighbor (Marcia K. Johnson). Front setback of the generator anticipated to be -30 ft., but may be as close as 27 ft. to be continuous with the wall on the property resulting in side setback of 1 ft.

21/2 – 3. Marcia K. Johnson, Trustee and Carol L. Raye, Trustee, Owners/ Marcia K. Johnson Applicant, 66 Seaview Avenue, (F10-7-2 R-3), Var. Sec. 3.4.A – Line 5: Front setback from the required 30 ft. to 27 ft. (5.8 ft existing house) and Line 6: Side setback from the required 15 ft. to 3 in. (3.8 ft. existing) to build platform for Generac generator on the property line close to proposed generator of neighbor (Anthony J and Linda P. Milici). Front setback of the generator anticipated to be -30 ft., but may be as close as 27 ft. to be continuous with the wall on the property resulting in side setback of 3 inches.

21/2 – 4. Edward M. Carroll, II, Owner/Kenneth Rock, Agent/Anderson Engineering & Surveying Associates, Applicant, 18 Sunrise Cove Camp, (C11-2-1.18 R-2) Var. Sec. 8.1.C and 8.1.D.6: Enlargement and expansion of nonconforming cottage to allow demolition of existing cottage and construction of a new cottage on land owned by the Association. Also, Coastal Site Plan Review.

21/2 – 5. David and Lauren Loomis, 14 Fitzgerald Lane, ( H6/G6-5-0 R-4) Var. Sec. 3.4.A – Line 6: Side setback (on 10 Fitzgerald Lane side lot) from the required 50 ft. to 40 ft. and sideline setback (on Hunting Ridge Farm property side) from the required 50 ft. to 27.5 ft. to add an L-shaped addition off the rear and west portion of home.

21/2 – 6: William Storandt & Brian Forsyth, Owners/ Fred Gargano, Applicant, 211 Harbor Street, (D9-7-9 R-3) Var. Sec. 3.4.A – Line 5: Street line setback from 30 ft. to 25.2 ft. Also, Waiver of Sec. 8.1.C Enlargement of nonconformity to allow removal and replacement of existing garage and increase width by 2 ft. (south side) for a second floor addition and to allow direct line of travel into garage which is difficult due to an existing stone wall.

21/2 – 7. Robin L. Uzzo, 2 Hemingway Street, (E11/E12-2-12 R-3 Utilizing Sec. 3.9 R-1) Var. Sec. 3.4.A – Line 5: Sideline setback from the required 10 ft. to 3 ft. (2.7 ft. existing); Line 7: Rear line setback from the required 20 ft. to 3 ft. for existing garage and to 9 ft. for garden shed and Line 10: Max. Lot Coverage from the required 25 % to 27 % (28.1% existing). Also, Waiver of Sec. 6.2.E (4) Narrow Street from the required 30 ft. to 22.4 ft. to allow second floor addition to existing house and Waiver of Sec. 8.1.C.3: Enlargement of nonconforming garage and Sec. 8.1.C.1 and 8.1.D.7 regarding demolition and reconstruction of existing nonconforming garage without eliminating the non-conformity though an existing non-conformity is being reduced.

21/2 – 8. The Queach Corporation, Attn. Vincent S. Giordano, Jr. 460 East Main Street, (HO4-5-4 IG2) Var. Sec. 4.6.B.5 (3) – Rear line setback from the required 50 ft. to 21 ft. for proposed covered equipment parking, storm water trench and related construction and utility installation.

### **Other Business**

21/2 – 9. – 9. 544 West Main Street, Arian Prevala/Auto Deal LLC (Applicant.), Certificate of Location Approval (DMV-K-7) on a pre-existing approved property.

21/2 – 10. Appeal of ZEO Cease and Desist Order dated December 4, 2020, 165 SBR, LLC, 165 Short Beach Road

James Sette  
Chairman

Note: Copies of these applications and supporting materials on file in the Branford Town Hall Planning and Zoning Office for public inspection. At said hearing all persons will have the right to be heard.