

Zoning Board of Appeals  
Town of Branford  
Branford, Connecticut 06405

The Branford Zoning Board of Appeals will meet Tuesday January 18, 2022  
at 7:00 p.m. via remote technology to  
conduct Public Hearings on the following applications:

JOIN ONLINE:

Documents that may be viewed and discussed at the meeting can be viewed at:  
Meeting Link: <https://us02web.zoom.us/j/88523449338>

OR

JOIN VIA PHONE:

Real time meeting audio can be accessed by calling: 646-558-8656 and entering  
Meeting Id: 885 2344 9338

Agenda

Town Attorney William A. Aniskovich, will meet briefly to discuss strategy in the pending matter of: Moshe Gai v. Branford Zoning Board of Appeals, et al., Docket No NNH-CV-21-6118997-S.

21/12 – 1. Louis Souza, 35 Gilbert Lane, (B7-3-15 R-2) (Requesting waiver of required A-2 survey.) Var. Sec. 3.4.A – Line 6: Side line setback from 10 ft. to 0.0 ft. and Line 7: Rear Line setback from 10 ft. to 0.0 ft. to allow for 10 x 20 ft. storage shed. (Held over from December 21, 2021)

21/12 – 2. Gina Salzano, 33 Windmill Hill Road, (G6.F6-2-23 R-4) Var. Sec. 3.4.A – Line 7: Rear line setback from 50 ft. to 34 ft. (58 existing) For new proposed deck extension with garage under neath. (Held over from December 21, 2021)

22/1 – 1. Francesco d'Amuri and Alison Derenzi, Owners/ Peter Harding, Applicant, 24 Howard Avenue, (C 10-5-19 R-3) Var. Sec. 8.1.C (3): Expansion of nonconforming structure to raise wall and roof ridge height less than four (4) ft. to allow a two (2) car attached garage.

22/1 – 2. SCRLLC Associates, Owner/Halloran & Sage LLP – James J. Perito, Applicant; 29-31 Sagamore Cove Road, (D11-10-11 R-3) Var. 3.4.A – Line 6: Side line (Main House) East from 10 ft. to 5.7 ft. (10.2 ft. existing) and West to 5.0 ft. (2.6 ft. existing); (Bungalow) to 4.5 ft. (2.8 ft. existing); Line 8: (Main house) Height from 34.75 ft. to 41.5 ft. and (Bungalow) from 24.05 ft. to 33.25 ft.; Line 9: Floor Area from 36.89% to 55.5% and Line 10: Lot Coverage from 31.8% to 33.25%. Also, Waivers of Sec. 5.1C: Setback from Critical Coastal Resource from 18 ft. to 38.6 ft and Sec. 8.1 to allow removal of existing nonconforming structures and reconstruction of same in same location per submitted plans to be FEMA and building code compliant with reduced overall footprint. Also, Coastal Site Plan Review.

22/1 – 3. Archdiocese of Hartford, Owner/Autografix, Applicant, 750 Main Street, (D7/D8-8-1 R-1)  
Var. Sec. 6.6.C – Area of sign in residential district from (3 sf to 25 sf for installation of free standing  
sign. Requesting waiver of A-2 Survey for sign only.

Other Business

Action on Minutes of November 16, 2021

James Sette

Chairman