

Zoning Board of Appeals
Branford, Connecticut 06405

Agenda

The Branford Zoning Board of Appeals will meet Tuesday, June 16, 2020, at 7:00 p.m. via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the applications below:

JOIN ONLINE:

Meeting Id: 880 0422 3036 / Password: 147934

Meeting Link:

<https://us02web.zoom.us/j/88004223036?pwd=VXJjS2RWdFJhb0FZQmIzd1FnT2VoZz09>

OR

JOIN VIA PHONE:

Real time meeting audio can be accessed by calling: **646-558-8656** and entering

Meeting ID: 880 0422 3036 # / Password: 147934

Documents that may be viewed and discussed at the meeting can be viewed at
<https://www.dropbox.com/sh/j2uiae8oip6z5m3/AADQhvT7y3OBKKP8xIc0LfXsa?dl=0>

Old Business

20/2 – 2. Patricia Montagnino, 24 Old New England Road, (K7/K8-5-2.4 R-5) Var. Sec. 3.4.A – Line 1: Lot Area from 40,000 SF to 30,000 SF. (Continued from May 19, 2020 at request of the Applicant)

New Business

20/6 – 1. East Main Street Branford LLC., Owner/ Branford River Commons, LLC, Applicant, 392- 404 East Main Street, (G5-3-4 BL), Var. Sec. 6.2.E.10: Setback from CT RT #1 (Centerline) from 56.5 ft. (existing) to 58.2 ft. (80 ft. Required) and Sec.4.4.B.10: Impervious Surface Area Ratio from 76% (existing) to 74% (60% Required) to allow teardown of existing restaurant and construction of new office/medical building.

20/6 – 2. Nicole and John Herget II, 16 White Birch Lane (F6-3-15 R-4), Var. Sec. 3.4.A – Line 7: Rear setback from 50 ft. to 13.9 ft. (49 ft. existing) to install above ground pool.

20/6 – 3. Andrew and Andrea Calandrelli, 9 Fourth Avenue, (F9/4/8 R-3 – Utilizing Sec. 3.9. C: Undersize lot – R-2) Sec. 3.4.A – Line 4: Square from 50 ft. to 54 ft. (existing); Line 7: Rear Setback from 20 ft. to 11.1 ft.; Line 9: Floor Area from 0.50 to

0.53 (0.39 existing) and Line 10: Lot Coverage from 0.25 to 0.28 (0.24 existing). Also, Sec. 6.2.E (4) Narrow Streets; Sec. 6.13.C (3) – Retaining walls set back minimum of 6 ft. from parking area and Sec. 8.1 .C.1 – Nonconforming and Sec. 8.1.F (1) – Nonconforming Lots to construct new ocean inspired single family home.

Other Business:

Action on May 19, 2020 Minutes: (Jim Sette, Brad Crerar, Donald Schilder, Leonard Tamsin & David Laska attending)

James Sette

Chairman

Email: Branford Town Clerk: June 12, 2020