

ZONING BOARD OF APPEALS  
TOWN OF BRANFORD  
BRANFORD, CONNECTICUT 06405

The Branford Zoning Board of Appeals will meet Tuesday March 15, 2022  
at 7:00 p.m. via remote technology to  
conduct Public Hearings on the following applications:

Members of the public may attend the meeting via Zoom remote access by computer or  
telephone using the access information below:

<https://us02web.zoom.us/j/84290872604?pwd=blNvYVJNT3JPc2h6QXZQU2Y2MzhIQT09>

Passcode: 170758

Phone #: 1 646 558 8656

To announce your intent to communicate during public comment, use the “raise hand” feature or  
press \*9 if attending via telephone, then \*6 to unmute when recognized by the Chairman. All  
those recognized to speak must state their name each time they speak.

Documents that may be viewed and discussed at the meeting can be viewed at:

Following Link: <https://www.dropbox.com/sh/yCu1n25zyb6es1v/AADB1U9tMBJqdV4SttHyjy2-a?dl=0>

Agenda

22/3 – 1. Ron Cervero and Marie Cervero, 44 Flat Rock Road, (J6-3-14 R-5) Var. Sec. 3.4.A – Line 6: Side line setback from 25 ft. to 4 ft. and Line 7: Rear line setback from 50 ft. to 16.3 ft. to replace 20 year old structure (shed) with new accessory structure (2 bay, 1 ½ story garage). Also, Waiver of Sec. 8/1/C.1 – Enlargement of nonconforming that results in reducing nonconformity.

22/3 – 2. Island Destinations, LLC/c/o John Petrofsky, 218 Thimble Islands Road, (J10/J9-10-14 R-2) Var. Sec. 3.4.A – Line 5: Vertical expansion of existing street nonconformity and Line 6: Vertical expansion of existing side nonconformity to allow construction of a 2<sup>nd</sup> floor addition on top of an existing nonconforming garage with a 1 bedroom apartment. All finished living space would be relocated to the 2<sup>nd</sup> floor to make the building more FEMA compliant.

22/3 – 3. Robert and Elena McLean, 26 Old New England Road, (K7-5-2.6 R-5) Var Sec. 3.4.A – Line 5: Front setback from 50 ft. to 25 ft. to allow construction of a residential structure, septic system and driveway.

22/3 – 4. Brenda S. Novak, 31-33 Russell Street, (D8-7-19 R-1) Var. Sec. 6.2.F (Coverage) and Sec. 3.4.A – Line 10: Lot Coverage from .25 to .30 (existing 24.5) to allow addition of a 16x20 ft. screened porch to the rear of the structure.

Other Business

Joseph Lepre, 15-19 Church Street, seeking ZBA referral to the Planning and Zoning Commission.

Action on Minutes of February 15, 2022

James Sette  
Chairman