

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

Agenda

The Branford Zoning Board of Appeals will meet Tuesday November 17, 2020, 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: 85918477167 / Password: 293493

Meeting Link:

<https://us02web.zoom.us/j/85918477167?pwd=RG9BS3hBY1FsVlhRQWZBMldLeVgxUT09>

OR

JOIN VIA PHONE:

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

Meeting ID: 85918477167 / Password: 293493

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

[https://www.dropbox.com/home/ZBA/Meeting Application Materials/November 17%2C 2020 - ZBA](https://www.dropbox.com/home/ZBA/Meeting%20Application%20Materials/November%2017%202020-ZBA)

Old Business:

20/10 – 1. Deepti Pradhan and Suresh Shenoy, 15 Millwood Drive, (D3/4/5 R-4) Requesting Waiver of 7-H, (A-2 Survey) and Var. Sec. 3.4.A.– Line 5: Front line setback from 40 ft. to 35 ft. (43ft. existing) to add a mud room to front entrance. Continued from October 20, 2020

20/10 – 2. John J. DeAngelo, Jr., 17 Cosgove Court, (D6/1/13 R.-4) Var. Sec. 3.4.A. – Line 7: Rear line setback from 50 ft. to 29.5 ft. to allow installation of a 27 ft. round pool. Continued from October 20, 2020

New Business:

20/11 – 1. Talia Polino, Owner/Matthew Noile Reale, Applicant, 29 Hotchkiss Grove Road, (G9/F9-2-6 R-3) Var. Sec. 3.4.A – Line 5: Front setback from 20 ft. to 25.6 ft. (existing 29.1 ft. and Line 6: Sideline setback from 20 ft. to 2.1 ft (2,6 ft, existing). Also, Waiver of Sec. 8.1. C: Nonconforming to allow Expansion of existing second floor new shed dormer and new front entry portico over existing entry steps. Removal of existing side garage and construction of 1-1/2 story new garage and master bedroom.

20/11 – 2. Lewis and Jillian Reid, 127 Cherry Hill Road, (C6/D6-1-9 R-4) Var. Sec. 3.4.A – Line 6: Side setback from 20 ft. to 10 ft. (existing 37+ ft.) and Line 7: Rear line setback from 50 ft. to 35 ft. (existing 60+ ft.) for installation of 21 ft. above ground pool.

20/11 – 3. Evelyn Waldron, 280 Linden Avenue, (E12-3-23 R-3) Waiver of Sec. 8.1.C.3: Enlargement of nonconforming structure without the enlarged portion conforming to the regulations to allow minor additions. Var. Sec.3.4.A – Maximum lot coverage from 27% (existing variance) to 31% purposed. Var. Sec. 3.4.A Rear setback from 17’ (existing variance) to 9.4’ proposed (for raised concrete pad). Also, waiver of Sec. 5.1.B.3 – Critical coastal resource from 17’ (existing variance) to 9.4’ purposed (for raised concrete pad).

20/11 – 4. Marc Reed. 46 Parish Farm Road, (D5-5-17 R-4) Var. Sec. 3.4.A – Line 6: Side line setback from 20 ft. to 10 ft. for detached garage with storage above.

20/11 – 5. Matthew Cassella, 25 Wallace Road, (K10-1-6 R-3) Var. Sec. 3.4.A – Line 6: Sideline setback from 10 ft. to 4 ft. and Waiver of Sec. 8.1.C.2: Addition of 13x10x6 ft. room (83 SF) which would comply with all other zoning standards.

James Sette
Chairman