

**ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
AGENDA**

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

JOIN ONLINE:

<https://us02web.zoom.us/j/88335460703>

OR

JOIN VIA PHONE

Real time meeting audio can be accessed by calling: 646-558-8656 and entering the
Meeting ID: 883 3546 0703

Documents that may be viewed and discussed at the meeting can be viewed at: <https://www.drop-box.com/scl/fo/0eeg8t10ptdgkj33wwj0/h?dl=0&rlkey=nlqlvqkph9zh3sgmu70frzo9>

(Check the Town of Branford Website or call 203-488-1255 prior to the meeting)

Old Business:

22/10-1. Laura Adair (Applicant & Owner) 25 Second Avenue. (G09-20-23 R3)
Var. Sec. 3.4.A Line 6 Side setback from 10 ft. to 2.5ft.
Var. Sec. 3.4.A Line 7 Rear setback from 20 ft. to .7 ft.
Var. Sec. 3.4.A Line 10 Lot coverage from .25 to .34 for a shed.

New Business:

22/11-1. Alan V. & Cynthia D. Brooks (Applicants & Owners) 91 Stannard Avenue. (C09-0-05 R3)
Var. Sec. 3.4.A Line 6 Side Setback from 15 ft. to 12.5 ft.
Var. Sec. 3.4.A Line 5 Front Setback from 30 ft. to 27.4 ft. for a home addition & a garage addition.

22/11-2. Jessica M. Lathey & Nicholas Rizzi (Applicants & Owners) 6 Field Rd.(E09-6-06 R3)
Var. Sec. 3.4.A Line 6 Side Setback from 15 ft. to 12.07 ft. for a house addition.

22/11-3. Paul Kennedy & Cynthia Farrar (Applicants), Paul Kennedy (Owner) 183 Linden Ave.
(E11-6-16 R3)
Var. Sec. 3.4.A Line 6 Side Setback from 10 ft. to 3.6 ft.
Var. Sec. 3.4.A Line 10 Lot Coverage from .25 to .31 for a house addition.

22/11-4. 19 Sawmill LLC c/o Bryan Dougherty (Applicant & Owner) 19-23 Sawmill Rd. (K8-4-04 R5)
Var. Sec. 3.8.B3 To allow an accessory structure (new barn) closer to the street than the principle structure.

22/11-5. Michael Sullivan (Applicant), Martha Squires Jenkins & Elizabeth McConahy Jenkins (Owners)
24 Summer Island Point (D12-4-03 R3)
Waiver of Sec. 8.1.C.3 & 8.1.D.6 To allow the alteration of a non-conforming structure without eliminating the nonconformity.
Var. Sec. 3.4.A Line 5 Front Setback from 25 ft. to 1.9 ft.
Var. Sec. 3.4.A Line 6 Side Setback from 10 ft. to 9.8 ft. for a house addition. Also, a Coastal Site Plan Review.

22/11-6. Paul Crisci (Applicant & Owner) 65 Sunset Beach Rd. (D12-0-1-6 R3)?
Waiver of Section 8.1.C.3 & 8.1.D.6 To allow the alteration of a non-conforming structure without eliminating the nonconformity.
Var. Sec. 3.4.A Line 6 Side Setback from 10 ft. to 4 ft.

Var. Sec. 3.4.A Line 7 Rear Setback from 20 ft. to 2.3 ft.

Var. Sec. 6.2.E (9) Vertical expansion of a structure within 25 ft. of a critical resource.

Var. Sec. 3.4.A Line 8 To allow the height of a building to exceed 35 ft. to 40.5 ft.

The proposed project consists of raising an existing nonconforming house to make it more FEMA compliant and a Coastal Site Plan Review.

Approval of 2023 Meeting Schedule

Approval of September & October 2022 meeting minutes.

James Sette-(Chairman)