

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT
06405

Minutes

The Branford Zoning Board of Appeals met on Tuesday October 18, 2022, at 7:00 p.m. via remote technology to conduct Public Hearings.

Commissioners Present: Anthony Beccia, Don Schilder, Leonard Tamsin, David Laska, Brad Crerar, Barry Beletsky,

Commissioners Absent: Jim Sette

Staff Present: Evan Breining (Moderator), Jane Ellis (ZEO) Michelle Martin (Clerk)

Commissioner David Laska was the acting Chairman since Jim Sette was absent.

The acting Chairman opened the meeting at 7:01 p.m.

Evan Breining announced that the 32 Watrous Avenue application was withdrawn and the 25 Second Avenue application is Tabled to the next meeting on November 15 due to a noticing issue.

Chairman Laska then reviewed the meeting procedures.

Old Business:

22/9-2. 32 Watrous LLC c/o Nick Fischer (Applicant & Owner) 32 Watrous Avenue. (J8-5-6 R2) Var. Sec. 3.4.A Line 5: Front setback from 15 ft. to 10 ft.

Var. Sec. 6.2.E.4 of narrow street setback from 23.5 ft. to 10 ft.

Var. Sec. 8.1.C.3 Enlargement of an existing non-conforming structure to allow for an external staircase for existing second floor unit.

WITHDRAWN

New 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.

Tabled to the November meeting.

22/10-2. Bryan Dougherty (Applicant & Owner) 626 Leetes Island Road. (K08-4-5-6 R5)

Var. Sec. 3.8.B.3 To allow an accessory structure closer to the street line than the principal structure for the construction of a barn.

Jim Pretti (Criscuolo Engineering) represented the applicant explaining the proposed application is for the construction of a barn. He displayed the site plan showing the location. He noted the property is situated between two streets so that is the hardship. He showed a photo of the barn (it is a 3 car garage that looks like a barn).

Public Input: No one spoke. The commission discussed this briefly. Chairman Laska closed the public hearing.

Chairman Laska made a motion to approve the variance and it should be consistent with the documents and site plan on file.

Barry Beletsky seconded the motion which passed unanimously.

22/10-3 Janet Crean (Applicant & Owner) 36 Limewood Avenue. (F10-1-37

R2) Var. 8.1.C.3 Enlargement of an existing non-conforming structure.

Var. Sec. 3.4.A Line 6 Side setback from 10 ft. to 3.81 ft. for a lower level porch under the deck.

The applicant spoke and noted that she was previously approved for the upper deck on her house. Under that deck she now has a 3 foot wide porch. She would like to widen that porch the entire width of the house and expand it 2 feet. She also requested a waiver of the survey requirement. Evan Breining displayed a sketch of the porch and deck now. She noted the hardship is the geometry of the roads (she has 2 front yards).

Public Input: No one spoke. Chairman Laska closed the public hearing.

Chairman Laska made a motion to approve the variances and noted that they should be consistent with the documents and site plan on file.

Brad Crerar seconded the motion which passed unanimously.

22/10-4 Edward F. Jr. & Barbara W. Fay (Applicants & Owners) 43 Sybil Avenue (F10-18-13 R2)

Var. Sec.3.4.A Line 7 Rear setback from 20 ft. to 1.8 ft. for a second floor addition & reduction from 20 ft. to 14.8 ft. for a first floor addition.

Var. Sec. 3.4.A Line 10 Lot coverage from .25 to .27

Var. Sec. 8.1.C Waiver to allow increase to nonconforming structure for a first floor addition and add a second story to a house.

The applicants and their daughter Megan were present. Megan said the proposed application is to put a dormer on the house in the back. There is attic space there now and they want to add the dormer to make more living space. Evan Breining displayed sketches of the house as well as a photo showing the distance between the house and the neighbors and a photo taken from the front of the house. Megan noted that the present house is too small since she has small children and plans to live there long-term. Her hardship is that she can't afford to move and her parents live next door and can help with childcare. Evan Breining also noted that the house is nonconforming as well as the lot.

The commissioners asked some questions.

Public Input:

1. Claudia Reynolds- (Property directly behind 43 Sybil Ave.) She spoke saying she is sympathetic to the applicants but she has concerns. She will be the neighbor most adversely affected. She noted that there is no guarantee that the applicant will stay there and once this is built, it is there. She is concerned with the risk of fire since it will be so close to her house. There will be reduced sunlight and air flow too. She suggested adding the dormer in the front of the house.
2. George Platt (neighbor) spoke and agreed that this addition will reduce the sunlight to his house as well and add additional noise. He agreed with Claudia's comments.
3. Janice Elyett- (neighbor) spoke and said the photo that was shown speaks for itself. She also agreed that this addition would cast a shadow on her house as well. She said she would be agreeable if the dormer was in the front.

Chairman Laska closed the public hearing.

The commissioners discussed this and asked a few questions. The commissioners voted and it was 5 votes for denial as presented without prejudice and Leonard Tamsin abstaining.

22/10-5 Kevin & Beth Maloy (Applicants & Owners) 109 Linden Avenue. (E11-3-6 R3)

Var. Sec. 6.2.E (4) Narrow street setback from 40 ft. to 31.5 for additions & alterations to a house.

Tom Edwards represented the applicant and reviewed the site plan. The proposed application is for additions to an 1840 house. The additions to the house will be aligned with other houses on the street. He noted it balances the house next door. He said the hardship is the house predates zoning and it is at the intersection of two roads.

Public Input: No one spoke.
Chairman Laska closed the public hearing.

Chairman Laska made a motion to approve the variances and noted that they should be consistent with the documents and site plan on file.

Brad Crerar seconded the motion which passed unanimously.

The commission Tabled the approval of the September 20, 2022 meeting minutes to the next meeting since they did not review them fully.

The meeting adjourned at 8:00 p.m.

Submitted by:

Michelle Martin
(Clerk)