

Zoning Board of Appeals
Town of Branford
Branford, Connecticut 06405

Legal Notice

The Branford Zoning Board of Appeals will meet Tuesday October 19, 2021, at 7:00 p.m. At the Branford Community House, 46 Church Street to conduct Public Hearings on the following applications:

Old Business

21/7 – 1. Moshe Gai, 17 Parker Place – Continued from August 21, 2021.

21/9 – 2. John T. Wolfenden, 6 Montgomery Parkway, (E11/00/4 R-3) Var. Sec. 3.4.A – Line 6: Sideline setback from 10 ft. to 2.0 ft. (existing 5.5 ft.) to allow second floor 10'x8' (80 SF) deck 15 ft. above average grade. Also, Line 10: Lot coverage from .25 to .334 (.32 existing) and Waiver of Sec. 8.1.C.2 – To allow expansion of nonconforming structure. (Continued from August 21, 2021)

New Business

21/10 – 1. Hamilton Branford LLC, Owner/ FSI Acquisitions LLC Applicant/John W. Knuff, Agent, 81-111 & 49 Commercial Parkway, (C7-2-3 BL) Var. Sec. Sec. 4.4.B – Line 7: Height from 40 ft. to 55 ft. (from avg. existing grade) to allow a 105,000 sf building, delivery van parking spaces and van queue and loading areas.

21/10 – 2. David Godowski, Owner/ Haresh Nariyani, Applicant, 168 Montowese Street, (Front Building), (E7/10/8 BR) Var. Sec. 4.3.B – Line 5 (1): Raise 13 SF of roof within 15 ft. of front yard setback and Line 5 (2): Raise 395 SF of roof within 10 ft. of side line setback. Also, 3.4.B: Line 9: Increase Lot Coverage from .25 to .258 by adding a walk-in cooler in a preexisting nonconforming building to allow renovation of existing restaurant by new restaurant. Also, Var. Sec. 4.3.B – Line 5 (2): installation of an eight (8) foot tall fence around the exterior of the walk-in cooler partially within the side setback.

James Sette

Chairman

Note: Copies of this applications and supporting materials on file in the Branford Town Hall Planning and Zoning Office for public inspection. At said hearing all persons will have the right to be heard.

To be published in the Sound October 6, 2021 and October 13, 2021