

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

MINUTES

The Branford Zoning Board of Appeals met on Tuesday July 19, 2022 at 7:00 p.m. via remote technology to conduct Public Hearings. Chairman James Sette called the Zoom meeting to order at 7pm with Asst. Town Planner Evan Breining acting as moderator and members David Laska, Donald Schilder, Barry Belensky, Richard Falcigno, Leonard Tamsin, Brad Crerar in attendance.

Absent : Bud Beccia .

Chairman Sette reviewed the procedure for the meeting explaining that the applicant will make their presentation then he will ask if anyone is opposed to the application. If so, the applicant can then respond to their comments. Then, he will close the public hearing portion of the meeting. Then the commission will discuss it and decide whether to approve it or not.

If the application is approved the applicant will receive a decision letter which will need to be filed on the land records before a building permit can be applied for.

22/7 – 1. Richard W. Roos and Cynthia. P. Roos SUR, Owners/Thomas A Stevens & Associates, Inc. Applicant, 49, 51 & 53 Thimble Islands Road, (J/9-2-01, 02, 03 R-3).

The applicant's agent Tom Wilcox, Engineering Tech from Thomas A. Stevens in Madison, CT spoke first. He explained the variances they are requesting will eliminate some of the present 8 nonconformities. Evan Breining (Asst. Town Planner) displayed the site plan.

Tom Wilcox noted that the proposal is to turn the existing 3 lots into 2 lots. This would make the two lots more conforming. He stated they have received approval from the East Shore Health Dept.

Chairman Sette agreed this would reduce the nonconformities. The Commissioners asked a few questions.

Chairman Sette than asked if anyone was in either in favor or opposed to the application. No one spoke in opposition or in favor.

The applicant Richard Roos spoke briefly noting this proposal would clarify the backyards.

Chairman Sette closed the public hearing.

He then made a motion to grant the variances and that they be consistent with the documents and site plan on file. Brad Crerar seconded the motion which passed unanimously.

Old Business

Acton to approve the Minutes of June 21, 2022

On a motion made by Chairman Sette the minutes of the June 21 meeting were approved unanimously and the meeting adjourned at 7:18 pm.

Respectfully submitted,

Michelle Martin
(Substitute clerk)