

Zoning Board of Appeals  
Town of Branford  
Branford, Ct. 06405

Minutes

The Branford Zoning Board of Appeals met on Tuesday June 15, 2021, at 7:00 p.m. via remote technology as authorized by [Executive Orders 7B and 7I](#) to conduct Public Hearings on the following applications.

Chairman James Sette called the meeting to order at 7:05 p.m. Those also present were Acting ZEO Evan Breining and members Brad Crerar, Donald Schilder, Barry Beletsky, Leonard Tamsin and Anthony Beccia. Absent: Peter Berdon and David Laska

Jim Sette stated that all the applications would be heard in order and announced that Brad Crerar would sit on the first application since he was present when it was continued from the May meeting and then he would leave due to a prior commitment.

Old Business:

21/5 – 2. Nancy and William Kearns, 12 Tyler Avenue: Anthony Thompson, (Plans Ahead) addressed the concerns expressed at the last meeting as to hardships and elevations explaining that the nonconforming home is located on a nonconforming undersized lot on a short, narrow dead end street shared by some 5 or 6 other houses. The plan submitted presently was slightly different than the original. He had worked with the applicant designing what would be an artist studio no higher than what is already there, with a stairway down to the lower level. It would have south facing windows and would be located above a slightly extended first floor deck that would be converted into a sun room utilizing part of the existing deck which is to grade, thus squaring off the house and improving the appearance of the small recently converted one bedroom home. There would remain parking for four cars. The hardships are due to the nonconforming location of the house on a nonconforming undersized lot. Jim commented that he thought from the pictures shown this would be a very nice improvement to the home.

There was no opposition to the application, so Jim Sette closed the hearing and made the motion, seconded by Don Schilder, to approve the application and with Brad Crerar, Barry Beletsky, Lenny Tamsin in agreement the requested variances were granted, 5/0 and Brad was excused from the meeting.

New Business:

21/6 – 1. Whitney Besse and Daniel Heacock, owners/HHPurdy Architects LLC, Applicant, 270 Thimble Island Road: The application was represented to the Board by Hannah Purdy, Architect at 20 School Street in Branford, who explained that most of the proposed work done on this two story house will be interior to remove a mud room which will be replaced by an office, adding a new bath and renovating the bedroom. The applicant stated a previous variance was approved which included the same footprint that is being proposed but this previous application only included a one story addition into the side yard setback and the current application is for a two story addition. Chairperson Jim Sette asked the applicant to confirm that the current proposal has the same footprint as the previously approved variance. The applicant stated there may be a few additional feet in change from that approval, and she could not confirm if this was the case at that time.

On the motion made by Jim Sette with Bud Beccia second, Leonard Tamsin, Barry Beletsky and Donald Schilder were in agreement and the application was approved and the variance granted 5/0.

21/6 – 2. Francesco d'Amuri and Alison Derenzi, Owners/Peter Harding, Applicant, 24 Howard Avenue: Peter Harding representing the application is both a builder and a neighbor residing at 5 Howard Avenue and knows the property well. The plan calls for the demolition of the existing one car garage and outdoor oven, with the construction of an attached single story two car garage. The new garage will house two cars and leave enough area for another to be parked off the narrow street where parking is always difficult, especially so in the summer. In answer to the question of height, it will have a low pitched roof less than 15 ft. at the edge. In spite of the culvert which empties into the Sound, there is no easement on the property.

Jim Sette made the motion, seconded by Barry Beletsky to approve the application and they were joined by Lenny Tamsin, Bud Beccia and Donald Schilder, so the variances were granted 5/0.

#### Other Business

Action on the May 18, 2021 Minutes to approve by voice vote was unanimous and the meeting adjourned at 7:35.

Respectfully submitted,

Mary Leigh Bianchi

Clerk