

ZONING BOARD OF APPEALS
TOWN OF BRANFORD
BRANFORD, CONNECTICUT 06405
MINUTES

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

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

Commissioners Absent: Anthony Beccia,

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

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 or in favor. If so, the applicant can then respond to their comments. Then, he will close the public hearing portion of the meeting. After that, the commission will discuss it and decide whether to approve it or not.

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

Chairman Sette called the zoom meeting to order at 7:03 p.m.

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.

Chairman Sette explained that this application was for a shed that is already built and the homeowner wasn't aware that it needed a variance.

The homeowner was present and said that the shed is 10x12 and she did get a permit for it and when it was inspected she found out she needed a variance for it.

PUBLIC INPUT:

1. Peter Hicks – 26 Second Avenue- He noted that the shed is characteristic of the others in the neighborhood and you barely see it from the road.

No one spoke in opposition of the application.

Chairman Sette closed the Public Hearing.

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

Richard Falcigno seconded the motion which passed unanimously.

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.

Chairman Sette noted that this application will be heard last since the agent for the applicant is at another meeting and may be late for this one.

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.

Nick Piscatello (Glenmoor Contractors) spoke for the applicant and explained the applicant would like to build a 8x10 mudroom and that requires a variance.

Chairman Sette asked a few questions.

PUBLIC INPUT:

No one spoke.

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

???????????????? seconded the motion which passed unanimously.

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.

Jennifer Marks (BL companies) agent for the applicants explained this application is for an addition in the rear of the home. She reviewed the site plan. She noted the house is an old cottage and is non-conforming. The homeowner is having mobility issues and this addition will be handicapped accessible.

The commissioners asked a few questions.

PUBLIC INPUT:

1. Greg Raucci - 6 Maltby Street- He asked the applicant if they planned to add a second floor to the home. He also said he has no objections to the application.

No one spoke in opposition of the application.

Chairman Sette closed the public hearing.

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

Barry Beletsky seconded the motion which passed unanimously.

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.

Jim Pretti (Criscuolo Engineering) represented the applicant and explained the application is for a new two car garage and noted the property is situated with a street on both sides so there is no way to build the garage behind the house. The old garage will be torn down and this one will replace it.

He displayed the site plan.

PUBLIC INPUT:

No one spoke.

The commissioners asked a few questions.

Chairman Sette closed the public hearing.

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

Lenny Tamsin seconded the motion which passed unanimously.

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.

Jim Pretti (Criscuolo engineering) represented the applicant and explained this application is for the lifting of the house on the same footprint per Fema rules. The applicants will park underneath it.

He highlighted the site plan.

The commissioners asked a few questions.

PUBLIC INPUT:

No one spoke.

Chairman Sette closed the public hearing.

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

Brad Crerar seconded the motion which passed unanimously.

**Chairman Sette made a motion to approve the Coastal Site Plan.
Lenny Tamsin seconded the motion which passed unanimously.**

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 non conformity.

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.

Jim Pretti (Criscuolo engineering) represented the applicant explaining this application is similar to the prior one. The applicant wants to raise the house to meet the Fema requirements. It will be in the same footprint. He reviewed the site plan and the architectural drawings.

PUBLIC INPUT:

No one spoke.

Chairman Sette closed the public hearing.

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

Brad Crerar seconded the motion which passed unanimously.

Chairman Sette made a motion to approve the Coastal Site Plan.

Brad Crerar seconded the motion which passed unanimously.

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.

Chairman Sette noted that this application will be heard last since the agent for the applicant is at another meeting and may be late for this one.

Evan Breining displayed the site plan explaining this project is for a home addition on the east side of the house and a new garage, which is now in the setback. She also has to go before the IW commission and the planning & zoning commission. The addition on the house is one story.

PUBLIC INPUT:

No one spoke.

The applicant's agent Pat Panza called in by phone.

Chairman Sette closed the public hearing.

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

Barry Beletsky seconded the motion which passed unanimously.

Approval of 2023 Meeting Schedule

The commission decided to vote on this schedule at the December 20 meeting. They also decided to meet in person for that meeting which will be at the community center on Church Street in Branford.

Approval of September & October 2022 meeting minutes.

The commission approved the meeting minutes from September and October 2022 unanimously.

James Sette-(Chairman)

The meeting adjourned at 8:05 p.m.

Submitted by: M. Martin (Clerk)