

Branford, Connecticut 06405

Zoning Board of Appeals

Minutes

The Branford Zoning Board of Appeals meeting of November 19, 2019 was called to order at 7 pm by Chairman James Sette. Also present were ZEO Jaymie Frederick and members Leonard Tamsin, Brad Crerar and Donald Schilder. Absent: David Laska, Bud Beccia, Barry Beletsky and Peter Berdon. There being only four members present, the Chairman offered the option of continuing the applications to next month and the applicants understood choosing to be heard by the four sitting members.

Old Business:

19/10 – 4. The Lisa Fioretti Stockwell Family Trust, Owner/Kelly Stockwell, Trustee, 17 Lanphier Road, Atty. Robert Harrington represented the application describing it as being simply taking out a flower bed in front of the house and replacing it with a 7 ft. wide wraparound covered porch with an overhang of 3 ft. The Survey showed if in the future there is a need to add a handicap ramp it could be easily added and would not require a variance. The house was built on a 26,700 SF lot in 1950, prior to zoning. To make any type of changes to the front of the house would require variances, and this porch addition would enhance the house and present a more favorable appearance. Included in the file are four (4) photos, the first being the present house, the next two are neighbor homes with similar porches added and the fourth is the lot on which the present house is located. Also included are three (3) letters of support. On the motion to approve by Jim Sette, second by Don Schilder with Brad Crerar and Leonard Tamsin in agreement the variance was granted 4/0.

New Business

19/11 – 2. Sonya Kallapodhi, FKA Sonya Gluzman Owner/Nikola Kallapodhi, Applicant, 34 Oak Hollow Road: The owner described the house as a raised ranch and showed a video in lieu of photos depicting a narrow door that is currently located too close to a wall with stairs immediately under creating a danger of falling and prevents more than one person at a time to exit or enter safely. She wishes to enlarge the current foyer allowing door and stairs to be replaced in a better location. The change in the outward appearance of the house would be negligible and more appealing. The hardship was that there is no other way to achieve the level of safety needed. Her abutting neighbor, Paul Humphrey at 30 Oak Hollow Road helped her with the presentation and was in total agreement with her plans. On the motion by James Sette, second by Brad Crerar, with Don Schilder and Leonard Tamsin in agreement the variance was granted 4/0.

19/11 – 1. Joe Lepre, 15 Bowhay Hill Road: Because there was opposition, the Applicant and his neighbors met privately prior to being heard so he could explain his plans being to raise the one story addition at the side of the house to a second story with about a one foot lower roofline than the main part of the house where he will be adding a small deck to the second floor. None of this will change the footprint of the original house, which was built in 1900 so the rooms are quite small. The irregularly shaped lot is basically ledge, so an entirely new septic system will be installed. There will be ample parking on the adjacent newly merged lot with easy access to the house.

Opposition: His abutting neighbor, Pamela O'Murray, was concerned that the raised addition would cast a shadow on her home and yard, however Board Member Leonard Tamsin showed on the survey that the house plans would be minimally invasive where it was located. She agreed that the house has been in poor condition for a long period and with the proposed changes would be vastly improved.

Rebuttal: Mr. Lepre explained that the shadow of the new addition would be minimal and change with the seasons. The upgrade to the house would enhance the values of the neighborhood and the improvements to the septic system and leaching field would offer protection from runoff to others as well.

Jim Sette motioned to approve the variances as requested. Since the applicant requested the variances prior to merging the two properties, there was no longer a need for Floor Area Ratio and Lot Coverage, so Jim Sette amended his motion to reflect this and on Leonard Tamsin's second, the variances were granted with those conditions, 4/0.

Other Business:

On the motion by Leonard Tamsin, second by Brad Crerar the Minutes of October 15, 2019 were approved.

The 2020 Meeting Calendar was approved with the note that meetings will be held at the current Senior Center location until the new facility at the Community House is ready, which might be as early as January.

Adjournment: 8:00 p.m.

Respectfully submitted,

Mary Leigh Bianchi, Clerk