

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

The Branford Zoning Board of Appeals met Tuesday September 20, 2022, at 7:00 p.m.
Via remote technology to conduct Public Hearings on the following applications.

Commissioners Present: Chairman James Sette, Donald Schilder, David Laska, Barry Beletsky,
Richard Falcigno, Brad Crerar, Leonard Tamsin

Commissioners Absent: Anthony Beccia

Evan Breining (Asst Town Planner) was present as moderator and Jane Ellis (new ZEO) was present to observe as well as 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.

Brad Crerar asked the commission if they minded if he didn't attend the meeting. He waited to make sure there was a quorum. The commission didn't mind and Brad left the meeting.

Evan Breining noted that the 32 Watrous Avenue application is postponed to the next meeting per the applicant's request.

Old Business:

22/8-4. Pasquale and Barbara Ruocco (Owners) Anthony Thompson (Applicant) 45 Pine Orchard Rd. (F8-1-2 R3) Var. Sec. 3.4.A Line 10: Lot coverage relief from .25% to 35%. Var. Sec. 3.4.A Line 2: Lot area per unit from 15,000 sq. ft. to 5,116 sq. ft. to allow for additions to the home.

Tony Thompson (Plans Ahead, Branford) was present and represented the owners, noting they are also present at the meeting. Tony Thompson reviewed the plans explaining that the additions fit in with the neighborhood.

The commissioners asked a few questions.

Chairman Sette asked if anyone was in favor of the application.

Ellen Devine (46 Pine Orchard Rd)-She asked about a staircase in the addition and the square footage of the addition. She also asked if the driveway will be widened.

Deborah Corcoran (42 Pine Orchard Rd) - She asked if there would be a sidewalk in front of the house and if that is included in the application for a variance.

Tony Thompson responded to their questions.

No one spoke in opposition to 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.

David Laska seconded the motion which passed unanimously.

New Business:

22/9-1. Peter Flaxman and Clare Hambly (Applicants & Owners) 7 Fir Tree Drive.
(J7-1-1 R4) Var. Sec. 3.4.A Line 7: Rear set back from 50 ft. to 42 ft. to allow for three minor additions to the home and extension of the garage in the rear.

Jim Pretti (Criscuolo Engineering) represented the applicants and reviewed the site plans. He explained this application was for three minor additions to the home and extending the garage in the rear.

No one spoke in favor or in opposition to 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.

22/9-2. 32 Watrous LLC c/o Nick Fischer (Applicant & Owner) 32 Watrous Avenue.
(J8-5-6 R2) Var. Sec. 3.4.A Line 5: Front setback from 15 ft. to 10 ft.
Var. Sec. 6.2.E.4 of narrow street setback from 23.5 ft. to 10 ft.
Var. Sec. 8.1.C.3 Enlargement of an existing non-conforming structure to allow for an external staircase for existing second floor unit.

This application is continued to the next meeting of October 20 at 7pm via zoom.

22/9-3. Robert Dobuzinsky (Applicant & Owner) 47 Church Street.
(E7-E8-4-1 R1) Var. Sec. 8.1.C.3: The enlargement of a non-conforming structure without the enlarged portion conforming to the regulations.
Var. Sec. 3.4.A Line 8: Vertical expansion of the existing rear setback non-conformity.
Var. Sec. 7.4.A 7: To allow an accessory apartment to exceed 30% of the gross floor area of the principal dwelling (47.3%).
Var. Sec. 3.4.A Line 10: Lot coverage from .25 to .30 to allow for a second floor attached accessory apartment above an existing nonconforming garage.

Jim Pretti (Criscuolo Engineering) represented the applicant and reviewed the site plans. He explained this application was for the addition of an accessory apartment above the garage which would be connected to the house. He noted that the footprint of the house isn't changing.

The applicant was present at the meeting and explained that the application was for a master suite and bathroom for his mother. He does not intend to rent it out.

The commissioners asked a few questions.

No one spoke in favor or in opposition to 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.

David Laska seconded the motion which passed unanimously.

22/9.5 Rebecca Matthews and Kevin Aniscovich (Applicants & Owners) 4 Pawson Road.

(E11-6-10 R3) Var. Sec. 3.4.A Line 6: Side setback from 15 ft. to 11.25 ft.

Var. Sec. 3.4.A Line 7 Rear setback from 30 ft. to 25.25 ft.

Var. Sec. 8.1.C.1 Expansion and alteration of a non-conforming structure to allow for the removal of an existing shed and pergola from the northeast side of the existing garage. Also, add new roofed porch to the northeast side of the existing garage.

Tom Edwards (Architect) represented the applicants explaining that the proposal is to remove the existing shed and add a new roofed porch in its place. The garage will also be removed. He noted that they are not expanding the footprint.

No one spoke in favor or in opposition to 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.

Action to approve the minutes of August 16, 2022.

The commission approved the meeting minutes from August 16, 2022 unanimously.

E. Breining noted that nine applications have been received for the October 18 meeting. Normally, there is a cap of 6 applications per meeting but it is up to the commission. The commission discussed it and decided to cap it at six applications. Chairperson Sette stated he cannot attend the meeting in October and asked for volunteers to chair the meeting. David Lasko was volunteered and he accepted.

He then asked if the group could do something for Mary Bianchi (the prior clerk) since she had been the clerk for 40 + years. Evan Breining said he would send an email to the group and they could come up with an idea. Chairman Sette suggested everyone chip in and he would get a gift card and mail it to her.

The meeting adjourned at 8:01 pm.

Submitted by:

M. Martin

(Clerk)

James Sette (Chairman)