

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

The Branford Zoning Board of Appeals will meet **Tuesday March 18, 2025** at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications. Information regarding how to participate in the Public Hearings will be provided on the meeting Agenda that will be posted on the Town's website at least 24 hours prior to the meeting.

Join Zoom Meeting <https://us02web.zoom.us/j/88335460703>

Meeting ID: 883 3546 0703

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+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 689 278 1000 US

+1 719 359 4580 US

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+1 360 209 5623 US

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Find your local number: <https://us02web.zoom.us/u/k5Cb7vGO>

You can find the documents in the dropbox linked [here](#)

New Business:

25/3-1 John & Randi O'Brien (Applicants & Owners)
(B08-000-001-00005 R2) 180 Thimble Islands Road
Var. Sec. 3.4.A.7 To allow a rear setback of 19 feet where 20 feet is required
for the construction of a second story (bath & closet).

25/3-2 Michael & Mary Keegan, Trustees (Applicants & Owners)
(D01-000-002-00009 R5) 72 Hilltop Drive

Seth Chaucer (Applicant & Owner)
(G08-000-002-00009 AA1) 43 Totoket Road (No. Branford)
Var. Sec. 3.03.B.3 To allow lots split by Town Line to use total lot area.

Lot 1 will need:

Var. Sec. 6.11.C.1 Lot area of 43,772 sf (after steep slope removal) where 60,000 sf is required.

Var. Sec. 6.11.C.2 Frontage of zero feet where 25 feet is required (25 feet is provided in North Branford).

Lot 2 will need:

Var. Sec. 6.11.C.1 Lot area of 48,235 sf where 60,000 sf is required.

Var. Sec. 6.11.C.2 Frontage of zero feet where 25 feet is required (75 feet is provided in North Branford) for a subdivision of an existing property to create 3 lots for single family residences.

Other Business:

Approval of February 18, 2025 Minutes