

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

The Branford Zoning Board of Appeals met Tuesday August 20, 2024 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.

Commissioners Present: Jim Sette, Steve Sullivan, David Laska, Rich Falcigno, Don Schilder
Commissioners Absent: Lenny Tamsin, Bob Harrington
Chairman Sette reviewed the meeting procedures and how to participate in the public hearings.

The ZEO, Jane Ellis, noted that 5 Business Park Drive (Unit 5) application needs to be added to the agenda. This was referred to the Planning & Zoning Commission last month and they had no comment so it is back on the agenda for discussion.

The ZEO, Jane Ellis, asked the Chair if 279 Linden Avenue application could be heard last since they have a scheduling conflict.

New Business:

24/8-1 Cory Smith & Nadine Markowski (Applicants & Owners) (D09-000-010-00014 R3)
37 Stannard Avenue.

Var. Sec.3.4.A (6) To allow a side setback of 5 feet where 10 feet is required.

Var. Sec.3.4.A (7) To allow a rear setback of 5 feet where 20 feet is required.

Var. Sec.3.4.A (10) To allow an increase in maximum coverage to 26.5% where 25% is allowed for a detached garage (Accessory Structure).

Jim Pretti (Criscuolo Engineering) represented the applicant and reviewed the site plan, Explaining this application is for a detached garage that will be in the back corner of the property With a gravel driveway leading up to it. they will then take out the blacktop in the front of the house They currently park on. The garage will be 24 x 24 feet and 14.3 feet high. He showed an aerial photo of the neighborhood, noting that many of the neighbors also have garages. He said that the property owners' cars have been vandalized a few times in the past couple years and this is also part of the reason they are requesting a variance for the garage.
The commissioners asked a few questions.

PUBLIC INPUT:

1. A letter from Karen Kilby (next door neighbor) was displayed. It was also emailed to the commission earlier in the day. She has concerns about the exact location of the property line.
2. Jeff Testo- 30 Laphier Cove Rd(behind this property) He was concerned about the height of the garage. Also, he asked if there would be any grading changes. He is not opposed, he just had Questions.
3. Karen Kilby-(next door neighbor) She said she read the deeds today and noticed a discrepancy with the deed and the survey. She asked if we could verify the property line.

Jim Pretti (Criscuolo Engineering) spoke noting he found the monuments in the corner of The property and explained that they look at the entire neighborhood, not just the One parcel. He is confident that his survey is correct.

The commission discussed this briefly.

Karen asked about the gravel driveway and Chairman Sette noted that the board cannot regulate The material of the driveway.

**Chairman Sette closed the Public Hearing and made a motion to grant the variances.
Dave Laska seconded the motion which passed unanimously.**

24/8-3 Abigail Adams (Applicant & Owner) (E09-000-005-00009 R3)

9 Woodlawn Avenue

Var. Sec. 3.4.A.(5) To allow a 21 foot front setback where 30 feet is required.

Var. Sec.3.4.A (7) To allow a 9 foot rear setback where 30 feet is required.

Var. Sec. 3.4.(10) To allow a 33.8 % lot coverage where 25% is required for a screen porch and open deck addition connecting the house and detached garage.

This item was heard second. The applicant spoke explaining that she would like to screen in the area connecting the house and detached garage for more outdoor living space. It would be a three season area and it would not be closed in for year round use. Her architect Chris Woerner was also present. They displayed a site plan and architectural drawings.

The commission asked a few questions and discussed this briefly.

PUBLIC INPUT: No one spoke.

Chairman Sette closed the Public Hearing and made a motion to grant the variances noting they be consistent with the documentation and site plan on file.

Rich Falcigno seconded the motion which passed unanimously.

24/7-1 Wax on the Beach LLC c/o Rosalie Dilustro (Applicant) Bernabucci Realty Co. Inc. c/o Joseph Bernabucci (Owner) (H05-000-001-00004 IG2) 9 Business Park Drive (Unit5).

Var. Sec.4.8(B) 1 – To allow a personal service establishment use (waxing) where otherwise not allowed.

This item was heard third. Chairman Sette read it from the prior agenda.

Attorney Zullo spoke noting, this item was on the zba agenda and was referred to the Planning & Zoning Commission. They reviewed it and had no formal comment. They did not feel this was a drastic change of use. Now it is back here for review. He said this use is comparable to the other uses in the building.

PUBLIC INPUT: No one spoke.

Chairman Sette closed the Public Hearing and made a motion to grant the variance

Dave Laska seconded the motion which passed unanimously.

24/8-2 Tara Knight (Applicant & Owner) (E12-000-003-00022 R3)

279 Linden Avenue

Var. Sec. 3.4.A.(6) To allow the reduction of the existing nonconforming 4.0 foot side setback to 5.5 feet where 10 feet is required.

Var. Sec. 3.4.A.(10) To allow in increase in lot coverage to 25.6 % where 25% is allowed for the addition of an elevator to a new FEMA compliant two-bedroom house.

Joshua Grochowski (Architect for the homeowner, 131 Boston St, Guilford, CT) spoke and represented The homeowners. He said that Mr. Knight has a medical condition that warrants the need for an elevator. He will have mobility issues but wishes to stay in the home. They reviewed the variances requested and the plans submitted.

PUBLIC INPUT: No one spoke.

Chairman Sette closed the Public Hearing and made a motion to grant the variances noting they be consistent with the documentation and site plan on file.

Rich Falcigno seconded the motion which passed unanimously.

Other Business:

Approval of July 16, 2024 minutes

The minutes were approved and passed unanimously.

The meeting adjourned at 9pm.