

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

The Branford Zoning Board of Appeals met Tuesday February 18, 2025 at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications.

Commissioners Present: Jim Sette (Chairman), Lenny Tamsin, Don Schilder ,Robert Harrington,
Dave Laska

Commissioners Absent: Steve Sullivan, Rich Falcigno

Staff Present: Jane Ellis (Zoning Enforcement Officer), Michelle Martin (Clerk)

Chairman Sette reviewed the public hearing procedures.

New Business:

25/2-1 John Heerdt (Applicant & Owner)
(D12-000-001-00005 R3) 61 Sunset Beach Road
Var. Sec.8.1.C.3 To allow the enlargement of an existing nonconforming structure.
Var. Sec. 3.4.A.6 To allow a side setback of 7.3' where 15' is required (no change).
Var. Sec. 3.4.A.7 To allow a rear setback of 16' where 30' is required (no change)
for the construction of an addition of second floor space over the existing first floor space
In a nonconforming area.

J. Pretti (Criscuolo Engineering) represented the applicant and reviewed the application. He explained this project is a minor addition to second floor above the porch to expand on the second floor space. He noted this addition will not change the footprint of the house.

The commissioners asked a few questions. J. Pretti then displayed the architectural drawings of the completed addition.

PUBLIC INPUT:

1. Mr. & Mrs. Brian Lonergan -45 Sunset Beach Rd. (neighbors)-They support this application.

Chairman Sette closed the public hearing and made a motion to grant the variance and noted it be consistent with the site plan and documentation on file.

Robert Harrington seconded the motion which passed unanimously.

Other Business:

Approval of January 21, 2025 meeting minutes- Approved

The meeting adjourned at 7:13 pm