

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

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

Commissioners Present: Jim Sette (Chairman), , Don Schilder, Dave Laska ,Steve Sullivan, Rich Falcigno
Commissioners Absent: Robert Harrington, Lenny Tamsin

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

Chairman Sette reviewed the public hearing procedures.

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).

Hannah Purdy (Architect) represented the applicant and explained the proposed project is for a bathroom and closet on the second floor. She then displayed a floor plan and exterior sketches. The commissioners asked a few questions.

PUBLIC INPUT: No one spoke.

Chairman Sette closed the public hearing and made a motion to grant the variance. R, Falcigno seconded the motion which passed unanimously.

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.

J. Pretti (Criscuolo Engineering) represented the applicant and noted that there is a town line that runs through one of the parcels. This application is for a subdivision to create three lots. They received the health dept. approval and approval from the town of North Branford as well. When the prior Asst Town Planner was reviewing this , he

noted that the subdivision regulations state that the minimum lot area parcel needs to be totally in Branford and cannot be split by the town line. J. Pretti then displayed a site plan and reviewed it, noting that you can't count the steep slopes in the gross lot area. So, each lot is short for the square feet required for each lot. The commissioners asked some questions and discussed this briefly.

PUBLIC INPUT:

1. Ken Ardin & Angelin Ardin -45 Totoket Rd, North Branford-They are long-time residents, and he gave a brief history of the abutting lot. He has many concerns; the culvert (which gets clogged), the proposed driveway, drainage concerns.
2. Mark Sansone- 53 Totoket Rd- He asked if the power lines would be underground. He noted the runoff was very bad this year; it froze and was dangerous. He also asked if there would be blasting and noted he is concerned about disturbing the wildlife.
3. Gerard Cacace-59 Hilltop Dr.-He said he is ok with the proposed house on Hilltop Drive.
4. Meridith Diaz- 5 Farview – She said was at the meeting simply to observe.

J. Pretti (Criscuolo Engineering) then responded to some of the concerns noting that this is the first step of many approvals they will have to seek.

The commission discussed this and asked some questions.

Chairman Sette closed the public hearing and made a motion to approve the variances.
D. Laska seconded the motion.

The commissioners discussed this at length and asked questions.

Chairman Sette asked the commissioners for their vote. They all voted yes, except for D. Laska, he voted no.

Other Business:

Approval of February 18, 2025 Minutes- Commission approved the minutes,

The meeting adjourned at 8:20 pm