

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

The Branford Zoning Board of Appeals met Tuesday October 15, 2024 at 7:00 p.m. via Zoom technology to conduct Public Hearings on the following applications.

Commissioners Present: Dave Laska(Acting Chair), Robert Harrington, Rich Falcigno, Lenny Tamsin,
Don Schilder, Steven Sullivan

Commissioners Absent: Jim Sette

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

Commissioner David Laska was seated as the acting Chairman for Jim Sette.

Jane Ellis noted that the Appeal for 38 Howard Avenue is continued to the November meeting.

Acting Chair David Laska then reviewed the public meeting procedures.

He then asked if anyone was in opposition to any of the public hearings . No one was in opposition.

New Business:

24/10-1 Shahani Inc. c/o Mohammad Khan-(Applicant)
Birmingham Group Realty, Inc. c/o Marcus Puttock (Owner)
(J04-000-002-03.15 IG-2) 14 Sycamore Way
Var. Sec. 6.13.C Retaining wall setback from adjacent property line to 3 feet for the addition
of a warehouse building and modifications to the driveway.

The applicant's daughter, Aisha Khan represented her father and reviewed PowerPoint. She explained they would like to purchase this property for their company headquarters offices and these changes are needed. This application is for an addition to the building and modifications to the driveway. She then reviewed the site plan and answered questions from the commissioners.

Public Input: No one spoke.

Chairman Laska closed the public hearing.

**Commissioner Falcigno made a motion to approve the application.
Commissioner Schilder seconded the motion which passed.**

24/10-2 Mark Shifman & Melinda Sanders (Applicants & Owners) (F10-000-005-00008 R3)
45 Seaview Avenue.
Var. Sec. 3.4.A (10) Lot coverage variance from 25% due to necessary stair and lift addition to 29%.
Existing lot coverage to 28% to raise the existing structure to FEMA requirements.

The applicant wasn't present at the meeting, so the commission asked the ZEO to call them. They then decided to move on to the next application to give the applicant time to join the meeting.

The commission came back to this application after the Wood Rd. application.

The applicant was present and explained that they are raising the house per FEMA requirements, and it will be in the existing footprint. They are also adding an exterior left.

Jane Ellis displayed a site plan and the commissioners asked a few questions.

Public Input:

1. Mr. Uccello (41 Seaview Ave)- asked if there would be any fill brought into site and asked about the Breakaway walls.

Chairman Laska closed the public hearing.

**Commissioner Tamsin made a motion to approve the application .
Commissioner Falcigno seconded the motion which passed.**

24/10-3 Neal Robinson Sr. (Applicant & Owner) (J08-000-004-00017 R2) 12 School Street.

Var. Sec. 3.4.A.6 To allow the expansion of an existing nonconforming side setback (6.2 feet where 10 feet is required)

Var. Sec. 8.1.C.3 To allow an increase to an existing nonconforming structure for the construction of a second-floor addition above the existing garage and the relocation of the deck staircase.

Jim Pretti (Criscuolo Engineering) represented the applicant and displayed and reviewed the site plan. This application is for a second-floor addition above an existing garage and the relocation of a staircase. The commission asked a few questions.

Public Input: No one spoke.

Chairman Laska closed the public hearing.

**Commissioner Harrington made a motion to approve the application.
Commissioner Falcigno seconded the motion which passed.**

Old Business:

24/9-1 Timothy J. Lee, Esq. (Applicant) Stephanie Thompson (Owner) (C11-000-004-00001 R4)

24 Wood Road

Var. Sec. 3.4.A.5 Front yard setback of 18.5 feet where 40 feet is required.

Var. Sec. 3.4.A.5 Front yard setback of 32.7 feet where 40 feet is required for a garage on 8 Wood Road (which she also owns).

Attorney Tim Lee represented the applicant and explained that the applicant owns both parcels. She would like to build a two-car garage on 24 Wood Road, nothing else.

The commission asked if they would agree to a condition that says the applicant can't build a house on the parcel later on.

The applicant agreed to that.

Public Input:

1. Bill Owens – 6 Wood Rd.-They are in support of this application with the condition that no house be Built on the parcel.

Chairman Laska closed the public hearing.

**Commissioner Harrington made a motion to approve the application subject to the condition the proposed garage may only be used as a garage and may not be used for residential purposes.
Commissioner Tamsin seconded the motion which passed.**

The commission then went back to discuss the 45 Seaview Avenue application. Commissioner Harrington noted he is not voting on this application and left the meeting.

Other Business:

Appeal of Notice of Violation-(Postponed to the Nov 19,2024 meeting)

Approval of September 17, 2024 minutes-Approved. The meeting adjourned at 8:15 pm.