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# TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290  
Building Department (203) 484-6008 Engineering Department (203) 484-6009 Planning & Zoning (203) 484-6010  
Department Fax (203) 484-6018

## **AGENDA** **REGULAR MEETING** **NORTH BRANFORD ZONING BOARD OF APPEALS** **Monday, February 27, 2023** **7:00 p.m.** **Town Hall, 909 Foxon Road**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES - Meeting of January 23, 2023**
4. **PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS:**
  - A. **Appl. #2023-1, 1405 Middletown Avenue** (Map 62B, Lot 32) B-2 zone, requesting a variance of Section 54.4.1 to reduce the separation distance from 400 feet to 300 feet from churches, schools and parks, for the sale of alcoholic beverages in the grocery market. *Owner: 1405 Middletown Ave LLC/Applicant: Michael DiGioia*
  - B. **Appl. #2023-2, 186 Parsonage Hill Road** (Map 56C, Lot 2) R-40 zone, requesting a variance of Section 44.6.1.f, to allow a 1,440 square foot accessory building attached to a non-conforming accessory building of 1,200 square feet where only 1,000 square feet is allowed. *Owner/Applicant: Vincent Zichichi*
5. **OTHER BUSINESS**
6. **ADJOURNMENT**