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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, March 20, 2023** **7:00 p.m.** **Town Hall, 909 Foxon Road**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIENCE**
4. **MINUTES - Meeting of February 27, 2023**
5. **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 beer in the grocery market. **Owner: 1405 Middletown Ave LLC/Applicant: Michael DiGioia** (Tabled 2-27-23)
 - B. **Appl. #2023-3, 35 Mill Road** (Map 29, Lot 4-1) R-40 zone, requesting a variance of Section 24, Schedule B, Line 7.2.1, to reduce the rear property line setback to 20 feet where 40 feet is required; and Line 7.3, to reduce the side yard setback to 20 feet where 40 feet is required, to construct a detached barn. **Owner/Applicant: Joseph Melillo & Cathy Carusello Melillo**
6. **OTHER BUSINESS**
7. **ADJOURNMENT**