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THOMAS P. ZAMPANO

## TOWN OF NORTH BRANFORD

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

### AGENDA SPECIAL MEETING NORTH BRANFORD ZONING BOARD OF APPEALS Monday, May 5, 2025 7:00 p.m. Town Hall, 909 Foxon Road

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIENCE**
- 4. MINUTES - Meeting of January 27, 2025 and April 21, 2025**
- 5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS:**
  - A. Appl. #2025-1, 12 Forest View Road** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 44 feet where 50 feet is required, to build an addition onto existing house. *Owner/Applicant: Ryan Palmieri*
  - B. Appl. #2025-2, 1952 Middletown Avenue** – requesting a variance of Section 23, Schedule A, Line A-2, to allow four (4) apartments within the main dwelling unit in an R-40 zone. *Owner: Robert & Gerald Genera, Trustees/Applicant: Timothy J. Lee, Esq.*
  - C. Appl. #2025-3, 84 Valley Road** – requesting a variance of Section 5.7.1 and Schedule A, Line A.1, to allow for the enlargement of a non-conforming residential structure to add a 2nd floor on existing house and additions to the front and rear of existing house in an I-2 zone where a single family house is not allowed. *Owner/Applicant: Al Rose & Robert Rose*
- 6. OTHER BUSINESS**
- 7. ADJOURNMENT**