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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 REGULAR MEETING NORTH BRANFORD ZONING BOARD OF APPEALS Monday, August 21, 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 June 19, 2023
5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS:
 - A. **Appl. #2023-5, 676 Totoket Road** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the street property line setback to 27.4 feet where 50 feet is required, to construct an addition to existing building; and Section 44.8.F, to increase size of accessory dwelling unit to 1,145 square feet where only 750 square feet is allowed. *Owner: Sam Defrancesco/Applicant: James Pretti, PE, Criscuolo Engineering LLC*
 - B. **Appl. #2023-6, 12 Clear Lake Road** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 28 feet where 50 feet is required, to construct a garage addition onto existing building. *Owner/Applicant: Robert & Cheryl Warriner*
6. OTHER BUSINESS
7. ADJOURNMENT