



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

MINUTES ZONING BOARD OF APPEALS July 21, 2025

1. CALL TO ORDER

Chairman Kenning called the meeting to order at 7:15 p.m.

2. ROLL CALL

Steve Kenning, Chairman
Melinda Fonda, Regular Member
Thomas Katon, Vice Chairman
Vincent Vollero, Alternate Member
John Doody, absent
Edward Boughton, absent
Peter Deyo, absent

Chairman Kenning stated that we have four seated members to hear the application. You would need to have four positive votes for it to be approved. You can move forward tonight or table it to next month.

Vice Chairman Katon read the Legal Notice into the record.

3. PLEDGE OF ALLEGIANCE

4. MINUTES – Meeting of June 2, 2025

Member Vollero moved, seconded by Vice Chairman Katon to approve the minutes of June 2, 2025. The motion was carried unanimously.

5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

- A. Appl. #2025-7, 7 Williams Road,** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 25 feet for where 50 feet is required, for expansion of existing front porch. **Owner: Carlton Platt/Applicant: Nicolas M. Pisano.**

PUBLIC HEARING

Chairman Kenning stated that the applicant has complied with the notification requirement.

Chairman Kenning reviewed the application with the Board stating the hardship is that the house was originally built within the setback and approximately 40 feet from the property line, therefore any work performed in the front yard would require a variance.

Heather Zito, 168 Ridge Hill Road, Guilford, CT reviewed the application with the board on behalf of the applicant Nicholas Pisano. They are looking to put a 12 x 22 covered porch to sit with rocking chairs and have their coffee.

Member Fonda – is this a recent purchase?

Ms. Zito responded that they have purchased it 2 months ago and the previous owners were allowed to stay there. They have now moved out and they are starting to do things.

Chairman Kenning asked if anyone wants to speak in opposition of the application?

Chairman Kenning asked if anyone would like to speak in favor of the application?

Chairman Kenning closed the public hearing at 7:21 p.m.

POSSIBLE ACTION

Member Vollero stated that he can see how having a front porch would be extremely handy. It is a pretty benign request and it will improve the appearance of the neighborhood.

Chairman Kenning stated that the house is within the setback already and I see the hardship itself.

Member Fonda moved, seconded by Vice Chairman Katon to approve **Appl. #2025-7, 7 Williams Road**, – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 25 feet for where 50 feet is required, for expansion of existing front porch. The motion was carried unanimously.

6. OTHER BUSINESS - None

7. ADJOURNMENT

Member Vollero moved, seconded by Chairman Kenning to adjourn the meeting at 7:24p.m. The motion was carried unanimously.

Respectfully submitted,

Denise Prather
Recording Secretary

Respectfully submitted,

Steven Kenning
Chairman