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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

MINUTES NORTH BRANFORD ZONG BOARD OF APPEALS June 19, 2023

1. CALL TO ORDER

Acting Chairman Boughton called the meeting to order at 7:02 p.m.

2. ROLL CALL

John Doody, Regular Member
Melinda Fonda, Regular Member
Vincent Vollero, Alternate Member
Edward Boughton, Regular Member (Acting Chairman)

3. PLEDGE OF ALLEGIANCE

4. MINUTES – Regular Meeting of March 20, 2023

Member Fonda moved, seconded by Member Vollero to approve the minutes of March 20, 2023. The motion was carried unanimously.

Member Vollero read the legal notice into the record.

Acting Chairman Boughton stated that there are only four members seated today, so you will need to have four affirmative votes for it to be approved.

5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

A. Application #2023-4, 15 Holly Mar Hill Road – requesting a variance of Section 23, Schedule B, Line 7.1, to reduce the front property line setback to 42 feet where 50 feet is required, to construct a new front porch. Owner: Margaret Michonski/Applicant: Shaun Manning, Manning Home Builders Inc.

PUBLIC HEARING

Applicant Shaun Manning of Manning Home Builders stated that we are putting a porch on the house because they only have one exterior door, guests need to go in through the garage to get into the house.

Owner, George Smiles, submitted photos of the house today and a conceptual idea of what they are looking to do.

Member Boughton asked where the septic is located.

Applicant Smiles stated that it is 16 feet 8 inches from the front of the house foundation.

Member Boughton asked when the house was built?

Owner Margaret Michonski responded 1973.

Member Boughton closed the public hearing at 7:13 p.m.

POSSIBLE ACTION

Member Boughton stated that this is a slightly undersized lot, the house is already less than 50 feet from the line.

Member Vollero stated that I drove by the house and based on the other houses on the street, this should not affect anyone.

Member Doody stated that the house is exactly 50 feet from the line. The other three houses are basically at the same spot.

Member Fonda moved, seconded by Member Doody to approve application #2023-4, 15 Holly Mar Hill Road. The motion was carried unanimously.

6. OTHER BUSINESS - None

7. ADJOURNMENT

Member Vollero moved, seconded by Member Fonda to adjourn the meeting at 7:16 p.m. The motion was carried unanimously.

Respectfully submitted,

Respectfully submitted,

Denise Prather
Recording Secretary

Edward Boughton
Acting Chairman