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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, October 19, 2015

7:00 p.m.

Town Hall - 909 Foxon Road

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES - Meeting of September 21, 2015**
4. **PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS:**
  - A. **Application #2015-22, 34 Williams Road (Map 6, Lot 50) - R-40 Zone**, requesting a variance of Section 24, Schedule B, Line 7.1 - reduce front street line setback to 35' where 50' is required; variance of Section 24, Schedule B, Line 8 - to increase total lot coverage to 11% where 10% is allowed to construct an addition to the western side of house and a 2nd story addition on existing house. **Owner/Applicant: Peter & Julie Pelczar**
  - B. **Application #2015-24, 77 DeForest Drive (Map 1, Lot 16) - R-40 Zone**, requesting a variance of Section 24, Schedule B, Line 8 - increase total lot coverage to 13% where 10% is allowed for reconstruction of a deck. **Owner/Applicant: Kelly Gallipoli**
  - C. **Application #2015-25, 15 Lakeview Drive (Map 81, Lot 65) - R-40 Zone**, requesting a variance of Section 24, Schedule B, Line 8 - increase total lot coverage to 17% where 10% is allowed for construction of a front porch. **Owner/Applicant: Jason Beisaw**
  - D. **Application #2015-23, 77 Fowler Road (Map 27, Lot 43) - I-2 Zone**, requesting a use variance of Section 23, Schedule A, Line A-2 - to permit existing multiple dwelling units (2 apartment units) created without benefit of approvals and/or permits in an I-2 zone. **Owner/Applicant: George Beermuenger**
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

cc: Mayor, Town Manager, Town Attorney, Board Members, Applicants, Town Clerk, P&Z Commission, Libraries,  
Town Engineer, Town Council, Recording Secretary