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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, December 21, 2015

7:00 p.m.

Town Hall - 909 Foxon Road

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES - Meeting of November 16, 2015**
4. **PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS:**
 - A. **Application #2015-28, 400 Totoket Road (Map 36, Lot 29) - R-40 Zone**, appealing the denial of the Certificate of Nonconformity for 400 Totoket Road issued by the Zoning Enforcement Officer dated October 22, 2015. **Owner: WHAT TF, LLC/Applicant: Joseph Spezzano**
 - B. **Application #2015-28, 400 Totoket Road (Map 36, Lot 29) - R-40 Zone**, appealing the Cease and Desist issued by the Zoning Enforcement Officer dated October 23, 2015 for unpermitted activities at 400 Totoket Road. **Owner: WHAT TF, LLC/Applicant: Joseph Spezzano**
 - C. **Application #2015-29, 1 Longo Lane (Map 53, Lot 41-3) - R-40 Zone**, requesting a variance of Section 24, Schedule B, Line 7.1 - reduce street line setback from 50' to 34' for a second floor addition to an existing garage. **Owner: Joseph and Allison Maselli/Applicant: Joseph Maselli**
 - D. **Application #2015-30, 271 Valley Road (Map 3, Lot 32) - R-40 Zone**, requesting a variance of Section 24, Schedule B, Line 7.1 - reduce street line setback from 50' to 35' for a 29' x 12' deck addition. **Owner/Applicant: George Evans**
 - E. **Application #2015-31, 1111 Foxon Road (Map 25, Lot 14) - B-1 and R-40 Zones**, requesting a variance of Section 24 Schedule B, Line 7.4 - reduce boundary line setback from Residence District from 50' to 23' for a 130' x 70' building and a variance of Section 24, Schedule B, Line

7.4 - reduce boundary line setback from Residence District from 50' to 18' for a 85' x 85' building. **Owner: 1111 Foxon Road LLC/Applicant: BL Companies**

F. Application #2015-32, 505 Totoket Road (Map 36, Lot 9) - R-40 Zone, requesting a variance of Section 42.5.5.F. Accessory Dwelling Unit - increase square footage of Accessory Dwelling Unit from 525 square feet to 698 square feet. **Owner/Applicant: David and Marion Parise**

5. **OTHER BUSINESS**

6. **ADJOURNMENT**