



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 NORTH BRANFORD ZONING BOARD OF APPEALS January 27, 2025 7:00 p.m.

1. CALL TO ORDER

Chairman Kenning called the meeting to order at 7:01 p.m.

2. ROLL CALL

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

Chairman Kenning stated that you will need four affirmative votes for an application will pass. We only have four members seated tonight, so all of us would need to vote in favor of the application. With this being said, do you want to go forward.

3. PLEDGE OF ALLEGIANCE

4. MINUTES – Meeting of November 18, 2024

Member Fonda moved, seconded by Member Doody to approve the minutes of November 18, 2024. The motion was carried unanimously.

Vice Chairman Katon Member read the legal notice into the record.

5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

- A. Appl. #2024-12, 398 Village Street** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 45 feet where 50 feet is required, to build a front porch onto the existing house. **Owner/Applicant: Joseph Celentano**

PUBLIC HEARING

Chairman Kenning reviewed the application with the Board stating the hardship is that several packages are delivered to this address, and they would like to build a porch to protect the packages from weather and theft.

Robert Celentano, nephew of the applicant, stated that he is here on behalf of his uncle Joseph Celentano. He gets a lot of medication packages delivered and he would like to have a porch so it is all on one level.

Member Fonda stated that the field card needs to be updated, as you are paying on a house bigger than it actually is.

Member Doody asked if it will be handicap accessible?

Mr. Celentano responded yes.

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

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

Chairman Kenning closed the public hearing at 7:10 p.m.

POSSIBLE ACTION

Member Fonda moved, seconded by Vice Chairman Katon to approve application **Appl. #2024-12, 398 Village Street** – requesting a variance of Section 24, Schedule B, Line 7.1. The motion was carried unanimously.

Member Fonda stated that it is not an egregious situation, and they are making it accessible for his uncle.

Chairman Kenning stated that he agrees.

6. OTHER BUSINESS

7. ADJOURNMENT

Member Doody moved, seconded by Member Fonda to adjourn the meeting at 7:12 p.m. The motion was carried unanimously.

Respectfully submitted,

Denise Prather
Recording Secretary

Respectfully submitted,

Steven Kenning
Chairman