



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 June 2, 2025

1. CALL TO ORDER

Chairman Kenning called the meeting to order at 7:03 p.m.

2. ROLL CALL

Melinda Fonda, Regular Member
Edward Boughton, Regular Member
Vincent Vollero, Alternate Member
Steve Kenning, Chairman

Member Fonda read the Legal Notice into the record.

Chairman Katon stated that we have four seated members to hear the application. You would need to have four positive votes for it to be approved.

3. PLEDGE OF ALLEGIANCE

4. MINUTES – Meeting of May 5, 2025

Member Vollero moved, seconded by Member Fonda to approve the minutes of May 5, 2025. The motion was carried unanimously.

5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

A. Appl. #2025-4, 175 Twin Lakes Road – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 15 feet for a garage and 30 feet for a house where 50 feet is required, to build a house and garage on an existing residential lot. **Owner: Carlton Platt/Applicant: Barbara Shulman**

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 the small lot and topography of the lot.

Applicant, Barbara Shulman of 1 Dennis Drive, Guilford, stated we are making a slight change to the application, by moving the garage from 15 feet to 20 feet from the street. We are asking for a variance from 50 feet to 20 feet. This is a layout of a 2,400 square feet lot that we can build on between the street and the lake, but we will build in this area to meld in with topography of the land. It will not take up the 2,400 square feet, we just want to come to you with the worse case scenario.

Member Boughton asked what the size of the lot is?

Applicant, Ms. Shulman responded that it is .38 acres.

Member Fonda asked if we know if this subdivision pre-dates zoning and if there are others like this.

Zoning Enforcement Office Perkins responded yes.

Carlton Platt of 162 Twin Lakes Road stated that he is the owner of the property that Ms. Shulman is looking to buy.

Applicant Shulman said it has always been a dream of mine to have a house on the lake. I want to do it the right way.

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

Tom Panna stated that he lives at 35 Renee Court in Chesire but owns 181 Twin Lakes Road. It sounds to me that you would be a wonderful neighbor. I just want to put out a couple of thoughts/concerns. I have tall bushes, I don't know who owns them but I would like to keep looking at the trees and would be hopeful we can keep them for privacy. I also understand you pushed the garage back to 20 feet, but I do not want anything to devalue my house because of it looking a little funny.

Ms. Shulman stated that the road is here, there is 10 feet right of way from the road, then 20 feet from the property line. So in actuality the garage will be 30 feet from the road.

Member Fonda stated that if they shift the driveway, will that cause problems with the lake setbacks.

Member Boughton stated that it sounds like there are a lot of different amicable options here.

Chairman Kenning stated that it seems your concerns are valid and the applicant is willing to make changes.

Kim Dawson, 56 Briarwood Drive stated that as a realtor I can address your concerns. I have known Barbara for a long time, what she is looking to do is gorgeous. It will increase the value of the whole area.

Argine Giell of the Berkshires stated that this is going to be a beautiful home that will blend into the hillside. I was a landscape architect, and I want to ensure you that it is going to be beautiful.

Deborah Alt of 15 off Twin Lake Road stated that my house was built in 1935 and renovated multiple times. I have never had any leakage problems. I think feasibly it is a beautiful thing. Barbara is such an extraordinary person, that has such energy, we couldn't ask for a better neighbor. She has a lot of integrity.

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

Chairman Kenning closed the public hearing at 7:31 p.m.

POSSIBLE ACTION

Member Boughton stated at the end of the day, we need to find hardship. I think it is great that the applicant and neighbors are working great together on this small parcel of land. I do find a hardship with the lay of the land.

Member Fonda moved, seconded by Member Boughton to approve **Appl. #2025-4, 175 Twin Lakes Road** – requesting a variance of Section 24, Schedule B, Line 7.1, to reduce the front property line setback to 20 feet for a garage and 30 feet for a house where 50 feet is required, to build a house and garage on an existing residential lot. The motion was carried unanimously.

6. OTHER BUSINESS – None

7. ADJOURNMENT

Member Boughton moved, seconded by Member Vollero to adjourn the meeting at 7:35 p.m. The motion was carried unanimously.

Respectfully submitted,

Denise Prather
Recording Secretary

Respectfully submitted,

Steven Kenning
Chairman