



# 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 September 15, 2025

### 1. CALL TO ORDER

Vice Chairman Katon called the meeting to order at 7:14 p.m.

### 2. ROLL CALL

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

### 3. PLEDGE OF ALLEGIANCE

### 4. MINUTES – Meeting of July 21, 2025

Tabled to next meeting due to lack of quorum with those that were at the 7/21/25 meeting.

### 5. PUBLIC HEARING AND POSSIBLE ACTION ON PUBLIC HEARING ITEMS

- A. Appl. #2025-6, 630 Forest Road – Appeal of Zoning Enforcement Officer's (ZEO) cease and desist order of July 11, 2025 regarding commercial uses at the property.**  
Owner: Mary Ferraro Family Trust/Applicant: Timothy J. Lee, Esq.

Member Fonda moved, seconded by Vice Chairman Katon to defer the meeting to the 10/20/25 due to a lack of quorum.

Town Attorney stated that the board will be the judicial people for the appeal of the ZEO. You will need to have four people to reverse the order.

Timothy Lee is requesting to not open this hearing with three people. I would like a special meeting or the October 20<sup>th</sup> meeting.

Member Fonda withdrew above motion.

Member Fonda moved, seconded by Vice Chairman Katon to postpone this meeting due to a lack of quorum and not to be heard any later than October 20<sup>th</sup> and to make sure there are 5 people here with a possible alternate. The motion was carried unanimously.

**6. OTHER BUSINESS - None**

**7. ADJOURNMENT**

Member Deyo moved, seconded by Member Fonda to adjourn the meeting at 7:26 p.m. The motion was carried unanimously.

Respectfully submitted,

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Denise Prather  
Recording Secretary

Respectfully submitted,

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Thomas Katon  
Vice Chairman