



# TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471  
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 November 17, 2025

### 1. CALL TO ORDER

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

Member Fonda read the legal notice into the record.

### 2. ROLL CALL

Vincent Vollero, Alternate Member  
Melinda Fonda, Regular Member  
Thomas Katon, Vice Chairman  
Steve Kenning, Chairman

Chairman Kenning stated that we only have four seated members, and if you want to wait a month, we can try for five seated members. You would need to have four affirmative votes for this to pass.

### 3. PLEDGE OF ALLEGIANCE

### 4. MINUTES – Meeting of October 20, 2025

Member Fonda moved, seconded by Vice Chairman Katon to approve the minutes of 10/20/25. The motion was carried unanimously.

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

- A. **Appl. #2025-8, 14 Brook Lane** – requesting a variance of Section 24, Schedule B, Line 8.1 – to increase the lot coverage by accessory buildings from 4.34% to 6% where 2% is allowed, for placement of a pool house/storage shed (14'x24'). Owner/Applicant: Ralph Coppola

Chairman Kenning reviewed the application with the Board stating the grounds of the hardship is that due to the lot shape and size, undersized lot and it pre-dates zoning.

Chairman Kenning stated that the notification requirement has been met.

Applicant Ralph Coppola stated that my lot is a triangle shaped lot. We want to be able to store all of our pool supplies and furniture.

Chairman Kenning stated that I see that your location here is, you are trying to squeeze it in as much as possible in the back yard.

Member Fonda stated the pool is already there.

Applicant Coppola stated that we tried to put this in so many different places, but it just didn't work to be completely in the back. Anywhere else it would be increased lot coverage.

Member Vollero asked if they were here for a garage not that long ago?

Zoning Enforcement Officer Perkins stated that we had a side yard setback and front yard setback to get the garage in there.

Zoning Enforcement Officer Perkins stated that the pool only needs a setback for 10 feet, but an accessory building needs 15 feet. We should have stated that the overall lot coverage is 17% to 18.66%.\*

Member Fonda, stated is the legal notice correct?

Zoning Enforcement Office Perkins stated that the notice was completed, we just had an oversight over the total lot coverage. When it gets noticed, they will have 15 days to appeal it.

Applicant Coppola stated that he would like to update the application to state that the overall total lot coverage will move from 17% to 18.66%.\*

Chairman Kenning asked if anyone would like to speak in favor of the application.

Chairman Kenning asked if anyone would like to speak against this application.

Chairman Kenning closed the public hearing at 7:20 p.m.

#### POSSIBLE ACTION

Vice Chairman Katon moved, seconded by Member Vollero to approve application #2025-8, 14 Brook Lane, requesting a variance to increase the lot coverage by accessory buildings from 4.34% to 6% for pool house/storage shed (14' x 24'). The motion passed unanimously.

\*NOTE TO MINUTES: The lot coverage did not need to be increased as the proposed pool house/storage shed would still be within the 17% previously approved in 2024.

## **6. OTHER BUSINESS**

### **A. Adoption of 2026 Meeting Schedule**

Member Fonda moved, seconded by Vice Chairman Katon to approve the 2026 meeting schedule. The motion was carried unanimously.

## **7. ADJOURNMENT**

Chairman Kenning moved, seconded by Member Katon to adjourn the meeting at 7:24 p.m. The motion was carried unanimously.

Respectfully submitted,

---

Denise Prather  
Recording Secretary

Respectfully submitted,

---

Steven Kenning  
Chairman