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TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
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AGENDA REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, April 21, 2016

7:00 p.m.

Town Hall - 909 Foxon Road

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES** - Meeting of March 17, 2016 and March 31, 2016
4. **PUBLIC HEARING**
 - A. **PZ Application #2016-5**, Petition of the North Branford Planning and Zoning Commission to amend the North Branford Zoning Regulations regarding Accessory Dwelling Units, Sections 42.5.5A and 42.5.5F Standards and Section 6 Definitions.
 - B. **PZ Application #2016-6**, Special Use Permit request under Section 23, Schedule A, Line C5 & C5.1, to allow the sale of beer and wine in an existing restaurant at **285 Foxon Road** (Map 15, Lot 76) B-1 zone, which is within 500 feet of a school.
Owner/Applicant: Albert Pacileo
5. **POTENTIAL ACTION ON PUBLIC HEARING ITEMS**
 - A. **PZ Application #2016-5**
 - B. **PZ Application #2016-6**
6. **OLD BUSINESS**
 - A. **PZ Application #2014/15-6**, Site Development Plan, installation of propane bulk storage facility office building, garage, and associated driveways, parking, lighting, utilities, stormwater management, landscaping and sign, **40 Ciro Road**, Map 27, Lot 39-3, I-2 Zone. **Owner: Donald J. Fucci, II/ Applicant/Agent: BPR, LLC/Attorney Jeff Beatty** This item has been continued indefinitely until the CT Department of Energy and Environmental Protection (DEEP) reviews the application and provides the North Branford Planning and Zoning Commission with a report.

B. Application #2016-2, Site Development Plan under Section C-1 for construction of a diesel station at **2000 Foxon Road**, Map 27, Lot 5, B-1 and R-40 zones. **Owner: Robert & Elizabeth Winner/Applicant: Tim Helmrich**

7. NEW BUSINESS

A. Application #2016-7, Site Development Plan under Section 34A.9.1 of the North Branford Zoning Regulations for renovations and conversion to a convenience store at **847 Forest Road** (Map 62, Lot 38) B-2 zone in the Northford Design Overlay District. **Owner: Steroco Inc/Applicant: Syed R. Sami**

8. TOWN PLANNER'S REPORT

A. Application Receipt & Scheduling: Regular Meeting: May 5 and May 19

B. Other Items

9. ADJOURNMENT