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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
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AGENDA REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION Thursday, March 1, 2018 7:00 p.m. Town Hall - 909 Foxon Road

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES - Meeting of February 1 and 15, 2018
4. PUBLIC HEARING
 - A. **Continuation of Appl. #2018-1, Map Amendment** to amend the North Branford Zoning Map to change a portion of the parcel at **1111 Foxon Road (Map 25, Lot 14)** from Residential Zone (R-40) to Business Zone (B-1). **Owner/Applicant: Limestone House, LLC, Charles Sub, Agent** (Public hearing opened February 15, 2018).
 - B. **Appl. #2018-2, Special Use Permit** under Section 23, Schedule A, Line A-7, request to allow a commercial kennel - dog boarding, training and showing - at **665 & 647 Totoket Road** (Map 51, Lot 42 and Lot 46, Lot 14-1), R-40 zone. **Owner/Applicant: Ken & Carol Neubig**
 - C. **Appl. #2018-3, Text Amendment** to allow in residential zones by Special Use Permit farm/outdoor events and activities which includes petting zoos, harvest festivals, farm-to-table dinners, weddings, banquets, anniversary parties and other gatherings where a portion of food served at event is made with ingredients raised or grown by the host or other area farmers. **Applicant: Atty. Bernard Pellegrino**
5. POSSIBLE ACTION
 - A. **Appl. #2018-1, Map Amendment** for 1111 Foxon Road
 - B. **Appl. #2018-2, Special Use Permit** for 665 & 647 Totoket Road
 - C. **Appl. #2018-3, Text Amendment** regarding farm/outdoor events and activities

6. NEW BUSINESS

- A. Appl. #2018-4**, Site Plan application under Section 23, Schedule A, Line C-4.1, request to allow a doggie daycare and kenneling at **2374 Foxon Road** (Map 41, Lot 4-2), B-2 zone. *Owner: CMNNCN LLC Applicant: Lisa Yulo*

- B. Revisions to Application #2017-7**, Site Plan application for 1002 Middletown Avenue (Map 56 Lot 17), I-2 Zone, under Section 23 Schedule A Line C-16.1. The proposed change includes a roof enclosed structure (48'L X 24'W X 18'H) that is larger than the original 30'L X 10'W X 12'H structure approved. The structure will be used to house fuel storage tank and municipal pick-up household recycling containers. *Owner: ASD Properties, LLC; Applicant: Criscuolo Engineering, LLC. (Original approval was on June 15, 2017)*

- C. Revisions to PZC Appl. #2017-13** Proposed 3 lot subdivision at **48 Tommy's Path** (Map 58 Lot 18) R-40 Zone. Revision includes incorporation of land to the west. *Applicant/ Owner: iHeart Homes LLC (Original approval was on December 7, 2017).*

7. TOWN PLANNER'S REPORT

- A. Application Receipt & Scheduling: Regular Meetings of March 15 and April 5, 2018**
 - 1. PZC Appl. #2018-6** Proposed Subdivision of 363 Totoket Road

- B. Other Items**

8. ADJOURNMENT

Please note this is a summary of the applications being heard at this meeting. The full applications can be viewed at the Planning Department located at Town Hall.