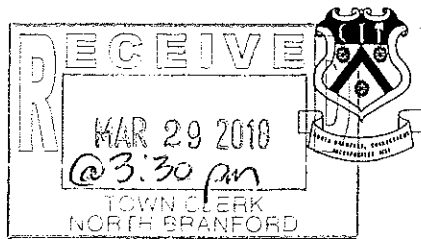


MAYOR  
MICHAEL J. DOODY  
  
DEPUTY MAYOR  
ROSE MARIE ANGELONI  
  
TOWN MANAGER  
MICHAEL T. PAULHUS



COUNCIL MEMBERS  
ANTHONY S. CANDELORA  
MARIE E. DIAMOND  
JOSEPH E. FAUGHNAN  
GEORGE I. MILLER  
ALFRED D. ROSE  
ROBERT VIGLIONE  
THOMAS ZAMPANO

## 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

### AGENDA SPECIAL MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, April 5, 2018  
6:30 p.m.

Stanley T. Williams Community Center - 1332 Middletown Avenue

1. CALL TO ORDER
2. ROLL CALL
3. MINUTES - Meeting of March 1, 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, public hearing continued from March 1, 2018).*
  - B. Continuation of 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 (Public hearing opened March 1, 2018 and continued).*
  - C. Appl. #2018-5, Special Use Permit under Section 23, Schedule A, Line A-1, request to allow one - two bedroom dwelling unit in an existing building in a B-2 zone at 2290 Foxon Road (Map 40, Lot 58C). *Owner: Overt Properties LLC, John Castlevetro/Applicant: James Pretti, Criscuolo Engineering LLC*
  - D. Continuation of 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 (Public hearing opened March 1, 2018 and continued).*

**E. Appl. #2018-7, Text Amendment** Farm Distillery to allow in residential zones to allow in residential zones by Special Use Permit Farm Distilleries, which includes manufacturing and brewing of spirits, retail sale of spirits, associated tasting room and events, and consumption of spirits on the premises of a compliant farm location. *Applicant: Alexander DeFrancesco and Nina Fattore (Application received March 1, 2018).*

**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. #2018-5, Special Use Permit** for 2290 Foxon Road
- D. Appl. #2018-3, Text Amendment** regarding farm/outdoor events and activities
- E. Appl. #2018-7, Text Amendment** regarding farm distilleries

**6. NEW BUSINESS**

- A. PZC Appl. #2018-6 Proposed “Riverview Farms” Subdivision of 363 Totoket Road** (Map 36, Lot 10), R-40 zone, creation of 13 single family lots (*Received March 1, 2018*). *Owner: What TF, LLC; Applicant: ATA Realty Inc.*
- B. Request to number Rose Orchards’ new winery building 2 Valley Road.**

**7. TOWN PLANNER’S REPORT**

- A. Application Receipt & Scheduling:** Special Meeting on April 12, 2018; April 19, 2018 canceled and regular meeting on May 3, 2018.
- B. General information about DOT project to realign SR 740 Brushy Plains Rd** (Snake Hill Road) in Branford.

**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.**