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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, May 3, 2018
6:30 p.m.
Town Hall- 909 Foxon Road

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES** - Meeting of February 1, 2018 and April 12, 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 April 5, 2018).
 - B. **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 **Owner: What TF, LLC; Applicant: ATA Realty Inc.** (Received March 1, 2018).
 - C. **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). **Application expected to be withdrawn and resubmitted at a later date.**
5. **POSSIBLE ACTION**
 - A. **Appl. #2018-1, Map Amendment** for 1111 Foxon Road
 - B. **Appl. #2018-6, Proposed Subdivision** at 363 Totoket Road
 - C. **Appl. #2018-7, Text Amendment** regarding farm distilleries

6. NEW BUSINESS

Extension request for Application PZ #2017-13 Subdivision of 48 Tommy's Path

7. TOWN PLANNER'S REPORT

A. Application Receipt & Scheduling: Regular meetings on May 17 and June 7, 2018.

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.