



# TOWN OF NORTH BRANFORD

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

Thursday, January 4, 2024 – 6:30 pm  
Town Hall, 909 Foxon Road, North Branford

1. **CALL TO ORDER and ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **MINUTES**
  - Meeting of **December 14, 2023**
4. **PUBLIC HEARING AND POSSIBLE ACTION**
  - A. **Appl. #2023-18 – Amendment to Zoning Regulations**

To add Section 39 to establish a Multi-Family Housing District (MFHD) as an overlay zone in R40 or R80 zones that delineates an area that is suitable for mixed use multi-family residential and small business development within ¼ mile of a bus station or proposed station, and adjacent to a state highway. The minimum lot size is 200,000 square feet and maximum density is 20 dwelling units per acre. *Applicant: North Branford Planning & Zoning Commission*
  - B. **Appl. #2023-19 – 723 Totoket Road (R-40 zone)**

**Re-Subdivision** of parcel into two (2) residential lots. *Owner/Applicant: Miguel Cartagena*
5. **OLD BUSINESS**
  - A. Request for new street number at Cecarelli's Harrison Hill Farm on "Middletown Avenue" to be known as **1591 Middletown Avenue.**
6. **NEW BUSINESS**
  - A. **Appl. #2023-21 – 280 Branford Road (B-2 zone)**

**Site Plan** request under Section 23, Schedule A, Line C-1, to operate a Liquor Store in Building #1 (former IGA store), including renovations to the building, exterior lighting and minor modifications to parking lot. *Owner: JSMN Properties LLC/Applicant: BVS, LLC, Vikhil Patel, Agent*
7. **OTHER BUSINESS**
  - Zoning Regulations updates
8. **TOWN PLANNER'S REPORT**
  - Application Receipt & Scheduling: Regular meeting January 18, 2024
9. **ADJOURNMENT**

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Please note, the agenda provides only a summary of the listed applications. The full applications can be viewed in the Planning Office at Town Hall.

cc: Mayor, Town Manager, Asst. Town Manager, Town Clerk, Town Attorney, Town Engineer, Building Official, Applicants, Libraries