

TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. # 2025-10
Submission Date: 12-12-25
Date of Receipt: _____
Fee: \$360

Circle One:

AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

Applicant Name: Leonard Fasano
Mailing Address: _____
Telephone: _____ Cell #: _____
E-mail address: _____

RECEIVED

DEC 12 2025

PLANNING &
ZONING DEPT.

For TEXT CHANGES, please supply information below:

Section of Zoning Regulations to Amend: _____

Full Text of the Proposed Amendment: _____

(May attach a separate sheet if necessary)

For MAP CHANGES, please supply additional information below:

Address of Property: 435 & 465 Foxon Road

Assessor's Map No: 26/68/1 23/69A/1 Lot #: _____

Existing Zoning: R-40 Proposed Zoning: B-1

Has a previous zone change been requested for this property? Yes

If so, when? December 2024

Owner's Name: J. Castle & Daughters LLC and Totoket Associates LLC

Mailing Address: c/o Len Fasano _____

Telephone: _____ Cell #: _____

E-mail address: _____

ALL APPLICATIONS SHALL ADHERE TO THE FOLLOWING:

1. **SUBMISSION REQUIREMENTS** include a complete and comprehensive statement of the reasons for any proposed change, including any special interest the Applicant(s) may have in such change.

- x Site is not within 500 feet and will not impact any adjacent municipality.

- X Project is within the RWA's watershed and the RWA and ESDHD have been notified.

The undersigned hereby applies for approval of the foregoing Regulation Amendment and/or Zoning Map Change and declares that the statements contained in this application and in all documents and/or drawings submitted as part of the same are, to the best of his/her knowledge and belief, true and accurate as presented.

APPLICANT(S):

signature Leonard A Fasano 12/7/20

print name date

date

OWNER(S): J Carter & Daughter LLC 12/7/25
signature _____ print name _____ date _____

date

REASONS FOR THE ZONE CHANGE

The current restaurant facility has been operating since 1934. It's been a family-run business for four generations and more. However, changes in the business environment and in our society have made it difficult to sustain our operations. As many of you have probably read or noticed, operating a restaurant is very difficult, even for a well-known establishment. With the high costs of utilities, food, wages, licenses, and permits, it is challenging to keep the facility operating. The restaurant business is tricky. Although we are passionate about what we have accomplished in the Town of North Branford, we have reached a point in our lives when we need to move on. It has been a tough decision.

That said, the property is located on Route 80, which, as you are all aware, is a very heavily traveled road. Over the years, commercial development has spread along Route 80. Route 80 is a viable economic foundation for the Town. The Plan of Development for the Town of North Branford addresses Route 80. As "[t]he quality and aesthetics of commercial development in the Route 80 corridor will be improved, and the corridor will serve as an attractive gateway into the community."

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