

TOWN OF NORTH BRANFORD
PLANNING & ZONING COMMISSION

Appl. # 2025-10
Submission Date: 12-12-25
Date of Receipt: _____
Fee: \$300

Circle One:

AMENDMENT TO ZONING REGULATIONS

AMENDMENT TO ZONING MAP

Applicant Name: Leonard Fasano

Mailing Address: _____

Telephone: _____ Cell #: _____

E-mail address: _____

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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:

- 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.

2. **ADJOINING MUNICIPALITIES:** Applications affecting sites within 500 feet of, or affecting, an adjacent municipality require notification to that municipality and to the regional planning agency.

Site is within 500 feet of an adjoining municipality.

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

3. **REGIONAL WATER AUTHORITY (RWA) NOTIFICATION:** The applicant must provide written notice to the RWA and to the East Shore District Health Department (ESDHD) when any application is within the watershed of the RWA.

Project is not within watershed of the RWA.

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

SIGNATURES REQUIRED ON THIS APPLICATION:

The following is the legal agreement regarding this application which must be signed by the applicant and by all property owners of property for which a zoning map change is requested.

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):

CANT(S):  Leonard A Fasan 10/17/28
signature print name date

OWNER(S):

Auto Daystar LLC 12/7/25
signature of print name Leonard A Pasano date
Totaker Plus LLC.
signature of print name Leonard A Pasano, date
A.H.

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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