



# 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 8, 2026 – 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 **July 10, 2025 and December 11, 2025**

### 4. PUBLIC HEARING AND POSSIBLE ACTION

#### A. Appl. #2025-11 – Amendment to Zoning Regulations

**Revise** Sections 42.5.1A and 42.5.1D to allow first floor residential uses in the Town Design District II and reduce the needed lot size square footage for each dwelling unit from 20,000 sq. ft. to 6,000 sq. ft. in the B1, B2 and B3 districts. *Applicant: iHH Properties LLC*

### 5. OLD BUSINESS

#### A. Appl. #2025-9 – West Pond Road (R-80 zone)

**Re-Subdivision** of property to create five (5) residential lots with frontage/access on Glenwood Road. *Owner/Applicant: BC Investment Properties LLC, Bruno Ciccone* (Continued from Nov. 6, 2025 and PH closed November 20, 2025, Continued December 11, 2025)

### 6. NEW BUSINESS

### 7. OTHER BUSINESS

- **Schedule A discussion**
- **Town Center Form Based Code presentation and discussion**

### 8. TOWN PLANNER'S REPORT

- Application Receipt & Scheduling: Regular meeting January 22, 2026

### 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.