



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
Building Department (203) 484-6008 Engineering Department (203) 484-6009
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AGENDA REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, August 17, 2023 – 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 **October 6, 2022, May 4, 2023, June 15, 2023, July 13, 2023**
4. **PUBLIC HEARING AND POSSIBLE ACTION**
 - A. **Appl. #2023-8 – 33 Indian Hill Road (R-40 zone)**
Re-subdivision of property to create one (1) residential lot with frontage on Middletown Avenue. *Owner: Joseph Augur/Applicant: Danielle Augur & Benjamin Rigrodsky*
 - B. **Appl. #2023-9 – Zoning Map Amendment – 730 Forest Road**
Amend the North Branford Zoning Map to change the parcel from R-40 to B-1. *Owner: Aneillo & Lia Saulino/Applicant: Aneillo Saulino*
 - C. **Appl. #2023-10 – 254 Parsonage Hill Road (R-40 zone)**
Re-subdivision of property to create one (1) residential parcel with frontage on Village Street/Parsonage Hill Road – “Diamond D Estates”. *Owner: Michael Duhamel & Susan Doody-Duhamel/Applicant: James Pretti, PE, Criscuolo Engineering LLC*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. **Updated P&Z Commission By-Laws**
7. **OTHER BUSINESS**
 - Zoning Regulations updates
 - A. “Character” Regulations
 - B. Miscellaneous Changes
 - C. Multi Family Housing District

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, Town Clerk, Town Attorney, Recording Secretary, Town Engineer, Building Official, Applicants, Libraries

8. TOWN PLANNER'S REPORT

- Application Receipt & Scheduling: Regular meeting September 7, 2023

9. ADJOURNMENT

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