



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, October 19, 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 5, 2023**
4. **PUBLIC HEARING AND POSSIBLE ACTION**
 - A. **Appl. #2023-12 – Amendment to Zoning Regulations**
Add a 12 month moratorium to Section 23.2.7 – Cannabis Establishments, Medical Marijuana Producers, Dispensary Facilities, and/or Retail/Distribution. *Applicant: North Branford Planning & Zoning Commission*
 - B. **Appl. #2023-13 – Amendment to Zoning Regulations**
Revise Section 24.4.5 Fences, Walls and Terraces; Section 44.6.1 Residence Districts; Section 6.15 Floor Area – “Dwelling and Dwelling Unit”; Line 11 from Schedule B; Section 24.6 Minimum Floor Area; and Section 42C.5.3. *Applicant: North Branford Planning & Zoning Commission*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. **Appl. #2023-14 – 244 Foxon Road (B-1 zone)**
Site Plan request under Section 23, Schedule A, Line C-10 & C-11 for the addition of two new stand alone garage buildings (3 bays and 4 bays) to be occupied/rented by various tradesmen/contractors for storage purposes. *Owner: Totoket Land Holdings LLC/Applicant: Don Cappelli*
7. **OTHER BUSINESS**
 - Zoning Regulations updates
 - A. Multi Family Housing District
8. **TOWN PLANNER’S REPORT**
 - Application Receipt & Scheduling: Regular meeting November 2, 2023
9. **ADJOURNMENT**

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