



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

AGENDA PLANNING & ZONING COMMISSION MONDAY, APRIL 22, 2019 SPECIAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. Danby Gasoline Marketers, Inc. c/o
Kevin Curry- Applicant
Charles J. Pepe, Executor of Estate of Anthony C. Pepe-Owner
165 & 195 Main Street
Special Exception-Modification of Parking Requirements for property with existing
Auto Service with Gas, Liquor Store and Office on which is proposed a New
Convenience Store.
Application #19-2.7
A/R & PH set for 3/21/19, Time Extension received & continued to 5/16/19

MINUTES: 4/04/19

CORRESPONDENCE:

OLD BUSINESS:

1. Beacon Communities Development LLC,
c/o Attorney Timothy Hollister-Applicant
Town of Branford Housing Authority-Owner
Application for a Site Plan Modification / Coastal Site Plan) under CGS Section 8-30g
Affordable Housing Land Use Appeals for property located at 115 South Montowese
Street (Parkside Village I) for (1) deletion of Condition #3a of the amended Resolution
adopted on 1/3/2019 approving application #17-9.6 and (2) a revision of the approved
Site Plan to show use of Sliney Road as a supplemental emergency access to the
redeveloped building.
Application #19-2.4
A/R 2/21/19 & PH set for 4/4/19, continued to 4/22/19
2. Nicole Letsinger –Applicant
Ten Properties, LLC- Owner
22A Limewood Avenue
Coastal Site Plan & Site Plan – Single Family FEMA compliant home
Application #19-2.6
A/R 3/7/19 & Tabled to 4/22/19

3. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment to modify Section 7.4 (Line 11)
(Accessory Apartment)
Application #19-3.3
A/R & PH set for 5/2/19
4. Tidal Basin, LLC.-Applicant & Owner
4-6 Indian Neck Avenue
Site Plan Modification & Coastal Site Plan – for a Hotel
Application #19-3.2
Tabled to 4/22/19
5. Audra Nuzzo- Applicant
Zoning Regulation Amendment- Addition of new use category” Event Venue with on-site Liquor service” as a Special Exception use in the BC,BR,BL,MU,IG1,IG2,CP zones
Application #19-3.4
A/R & PH set for 4/22/19
6. Sherry Purvis Torello & Nick Torello-Applicants & Owners
43 Hotchkiss Grove Road
Special Exception for an Accessory Apartment
Application #19-4.2
A/R & PH set for 5/2/19
7. Joseph Tammaro-Applicant & Owner
Lot between 233 & 249 East Main Street
Special Exception- Multi-Unit Residential Building
Application #19-4.3
A/R & PH set for 5/16/19

NEW BUSINESS:

1. Daniel & Anita Cecchetto –Applicants & Owners
10 Cocheco Avenue
Lot Determination
2. Tidal Basin LLC & Branford Land Development,LLC-
Applicants & Owners
2,5,4-6 Indian Neck Avenue
Zoning Map Amendment-to add Food Preparation for on-site consumption as an accessory use.
Application #19-4.4
A/R & PH to be set

3. Matthew Cassella- Applicant
Larysa Maria Cassella-Owner
11 Prospect Hill Road
Special Exception – Grading for a single family home
Application #19-4.5
A/R & PH to be set

OTHER BUSINESS:

1. Cash Bond Establishment for 19 Parish Farms Rd.
2. Cash Bond Establishment for 26 Summer Island Rd.
3. Cash Bond Establishment for 9 Carle Rd.
4. Planner's Report