



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 THURSDAY, APRIL 4, 2019 REGULAR 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 3/21/19 PH set for 3/21/19, PH opened 3/21/19 & continued to 4/22/19
2. 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
3. 26 Cherry Hill LLC-Applicant & Owner
26 Cherry Hill Road
ReSubdivision- (2 Lot)
Application #19-3.1
A/R 3/7/19 & PH set for 4/4/19

MINUTES: 3/21/19

CORRESPONDENCE:

OLD BUSINESS:

1. 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
2. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment to modify Section 7.4 (Line 11)
(Accessory Apartment)
Application #19-3.3
A/R 3/21/19 & PH set for 5/2/19
3. Tidal Basin, LLC -Applicant & Owner
4-6 Indian Neck Drive
Site Plan & Coastal Site Plan for a Hotel-Modifications to Stormwater Drainage
Application #19-3.2
A/R 3/21/19 & Tabled from 3/21/19
4. Audra Nuzzo- Applicant
Zoning Regulation Amendment-Addition of new use category "Farm Event Venue"
with on-site liquor and food service as a Special Exception use in the
BC,BR,BL,MU,IG1,IG2,CP zones
Application #19-3.4
A/R 3/21/19 & PH set for 4/22/19

NEW BUSINESS:

1. SHM Bruce & Johnson LLC ,c/o
Bruce Kuryla-Applicant & Owner
47,49, 55 Goodsell Point Rd.
Special Exception Modification & CAM-Fence Relocation
Application #19-4.1
To be A/R

OTHER BUSINESS:

1. Planner's Report