



PLANNING AND ZONING COMMISSION

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

LEGAL NOTICE NOTICE OF ACTIONS

***SPECIAL NOTE:** Due to the changes in notice requirements allowed pursuant to Governor Lamont's Executive Orders 7B and 7I, all public notices, including, but not limited to public hearing notices, notices of decision, and notices of proposed changes to adopted regulations and maps for the Planning and Zoning Commission are now being posted in the Planning & Zoning Agendas 2020 section of the Planning & Zoning Commission listing under the Agendas & Minutes heading on the home page of the Town Website. Until the relevant provisions of Executive Order 7B and 7I are rescinded, the on-line posting of these notices shall replace publication of such notices in The Sound newspaper and posting of such notices in the Town Clerk's office.*

At the Regular Meeting of the Branford Planning & Zoning Commission held on Thursday December 10, 2020 the following actions were taken:

1. Application #20-10.6 Special Exception for Grading (Section 6.8) for Grading for a gas tank replacement located at 87 Harding Avenue. Indian Neck Yacht Club c/o Carl Berlepsch- Applicant & Owner. **APPROVED WITH CONDITIONS.**
2. Application #20-5.4 PDD Modification/Master Plan Amendment proposing multi-family residential as a use in place of an approved hotel use and associated changes for the portion of the Branford River PDD Master Plan located at 4-6 Indian Neck Avenue. Tidal Basin LLC, c/o Edward Crowley- Applicant & Owner. **DENIED.**
3. Application #20-5.3 Site Plan Modification & Coastal Site Plan proposing multi-family residential as a use in place of an approved hotel use and associated changes for the portion of the Branford River PDD Master Plan located at 4-6 Indian Neck Avenue. Tidal Basin LLC, c/o Edward Crowley- Applicant & Owner. **DENIED.**
4. Application #20-11.2 Subdivision Modification located at 37 & 41 Burban Drive. 37 Burban Dr. Associates, LLC, 41 Burban Dr. Associates, LLC c/o Anthony Massimino-Applicant & Owner. **APPROVED.**
5. Application #20-11.5 Special Exception Modification for Landscaping located at 221 West Main Street. Nitenday Associates, Inc. c/o Kenneth S. Ginsberg-Applicant & Owner. **APPROVED WITH CONDITIONS.**
6. Application #20-11.8 Coastal Site Plan for the Demolition and rebuild of a garage located at 269 Shore Drive. Gerald Mastrangelo- Applicant & Owner. **APPROVED WITH CONDITIONS.**
7. Bond Release for 117 Linden Avenue. **APPROVED.**
8. Bond Release for 288 Pine Orchard Rd. **APPROVED.**
9. Bond Release for 14 Squaw Brook Rd. **APPROVED.**
10. Bond Release for 3 Watrous Avenue. **APPROVED.**
11. One year Time Extension Request for 17-21 North Branford Rd.(Application #13-10-4) **APPROVED.**
12. Schedule of 2021 Planning & Zoning Commission Meetings –**APPROVED.**
13. Election of Officers- Results: Charles Andres – Chairperson
Marci Palluzzi- Secretary

C. Andres, Chairman
M. Palluzzi, Secretary