



# PLANNING AND ZONING COMMISSION

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

## AGENDA PLANNING & ZONING COMMISSION THURSDAY, DECEMBER 07, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

### PUBLIC HEARINGS:

1. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Regulation Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.4**  
**A/R 10/5/17, PH opened 10/19/17 & PH continued from 11/16/17**
2. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Map Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.5**  
**A/R 10/5/17, PH opened 10/19/17 & PH continued from 11/16/17**
3. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4 & 6 Indian Neck Avenue  
PDD Modification/Master Plan Amendment  
**Application #17-10.1**  
**A/R 10/5/17, PH opened 11/16/17, PH continued from 11/16/17**
4. William DaSilva- Applicant  
DaSilva & Sons LLC-Owner  
972 West Main Street  
Special Exception- Automotive Service & Repair Facility  
**Application #17-11.2**  
**A/R & PH set for 12/7/17**

MINUTES: 11/16/2017

CORRESPONDENCE:

### OLD BUSINESS:

1. 110 North Main LLC-Applicant  
110 North Main LLC & Elm City Mfg. Jewelers, Inc.-Owners  
110 & 112 North Main Street  
Site Plan- Retail Store  
**Application #17-8.3**  
**A/R 9/7/17, Tabled from 11/16/17, Time Extension through 1/18/18 offered and accepted.**
2. Raffaele Aschettino-Applicant  
Raffaele & Lucia Aschettino-Owners

101 Sunset Beach Road

Coastal Site Plan

**Application #17-9.3**

**A/R 10/5/17, Tabled from 11/16/17, ZBA Approved related variance on 11/21/17**

3. Beacon Communities- Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.6**  
**A/R 10/5/17, Tabled from 11/16/17**
4. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4 & 6 Indian Neck Avenue  
Site Plan /Coastal Site Plan  
**Application #17-10.2**  
**A/R 10/5/17, Tabled from 11/16/17**
5. 755 East Main Street LLC, c/o  
Victor Cassella (member)-Applicant & Owner  
755 East Main Street  
Site Plan-Industrial Building  
**Application #17-11.1**  
**A/R 11/16/17, Tabled from 11/16/17**
6. Diane W. Whitney(Pullman & Comley)-  
Agent for Owner  
595 Corporate Circle- Owner  
Zoning Regulation Amendment  
**Application #17-11.3**  
**A/R 11/16/17 & PH set for 01/04/18**

**NEW BUSINESS:**

**OTHER BUSINESS:**

1. Discussion-Possible amendments to Planned Development District requirements
2. Election of Planning & Zoning Officers
3. Planner's Report