



# PLANNING AND ZONING COMMISSION

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## MINUTES PLANNING & ZONING COMMISSION THURSDAY, JANUARY 04, 2018 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: C. Andres, J. Chadwick.  
No Town Staff Present.

The meeting started at 7:02 p.m.

For the record, Chairperson Andres noted that it has been blizzard conditions all day, there was no quorum present, and it was anticipated that the meeting would be postponed.

He stated that there were two public hearings that were scheduled to open at this meeting. He then stated the Public Hearing for the Blackstone Memorial Library addition was opened and will be continued at the Applicant's request to the Planning & Zoning Meeting scheduled for January 18, 2018 at Branford Fire Headquarters.

The Public Hearing for the Zoning Text Amendment application will be re noticed and not opened until February 15, 2018 Planning & Zoning Meeting at the Applicant's request.

Chairperson Andres then adjourned the meeting and consideration of all other items on the agenda to a Special Meeting of the Commission scheduled for Monday, January 8 at 7 p.m. at the Branford Fire Headquarters.

### REGULAR MEETING 7:00 P.M.

#### PUBLIC HEARINGS:

1. James Blackstone Memorial Library Association  
c/o Karen Jensen (Library Director)-Applicant & Owner  
Special Exception –Addition to existing Library  
**Application #17-12.1**  
**A/R 12/7/17 & PH set for 01/04/18**

**Chairperson Andres opened the PH and stated it is continued to the 1/18/18 meeting.**

2. 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**

**Chairperson Andres noted this item will be re noticed and will open at the 2/15/18 meeting.**

**MINUTES: 12/07/2017 & 12/21/2017**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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 closed 12/21/17**
2. 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 12/21/17**
3. 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 12/07/17, Time Extension through 1/18/18 offered and accepted.**
4. 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 & closed 12/07/17, Tabled from 12/7/17**
5. 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 closed 12/07/17, Tabled from 12/7/17**
6. 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 12/07/17**

**NEW BUSINESS:**

1. Town of Branford (Planning & Zoning Commission)-  
Applicant & Owner  
Zoning Regulation Amendment to Section 5.4.G &5.4.h  
**Application #17-12.2**  
**To be A/R and PH set for 1/18/18**

**OTHER BUSINESS:**

1. CGS- Section 8-24 Referral for granting of an easement to Eversource at 100 Tabor Drive and 48-86 Tabor Drive to replace existing poles and utility lines and install additional poles and utility lines for electric service to the solar array project at 48-86 Tabor Drive.
2. CGS-Section 8-24 for acceptance of a sanitary sewer easement from 5 Pin Oak Drive LLC, 5 Pin Oak Drive for existing sewer mains, force main and pump station.
3. CGS-Section 8-24 for an addition to the James Blackstone Memorial Library at 758 Main Street.
4. Planner's Report