



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, JANUARY 08, 2018 SPECIAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

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 opened 01/04/18, continued to 1/18/18
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 opening postponed to 2/15/18

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.
WITHDRAWN

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