



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 JULY 11, 2019 SPECIAL MEETING 7:00 P.M. CANOE BROOK SENIOR CENTER 11 CHERRY HILL ROAD

OTHER BUSINESS:

1. **DISCUSSION** – Request for Clarification/Revision
6-13-19 approval of Application #19-2.4 - Parkside Village I
CGS Section 8-30g Site Plan/Coastal Site Plan approval Modification

PUBLIC HEARINGS:

1. Audra Nuzzo- Applicant
Zoning Regulation Amendment-Addition of new Accessory Use to a Farm use (by Special Exception) "Non-Agricultural Farm Events"
Application #19-6.1
A/R 6/6/19 & PH set for 7/11/19
2. Terri Mallory-Applicant & Owner
240 Thimble Island Rd.
Special Exception & CAM-Demolish & Rebuild Single Family Home
Application #19-6.2
A/R 6/20/19 & PH set for 7/11/19
3. API-Sycamore, LLC, c/o Victor Cassella-Applicant & Owner
8 Sycamore Way
Special Exception-Warehouse
Application #19-6.3
A/R 6/20/19 & PH set for 7/11/19
4. **WITHDRAWN**
John Petrosky-Applicant & Owner
East Crib Island
Special Exception-Renovation of existing generator building
Application #19-6.4
A/R 6/20/19 & PH set for 7/11/19

MINUTES: 6/06/19 & 6/13/19 Meetings

CORRESPONDENCE:

NEW BUSINESS:

1. Attorney Bernard Pellegrino-Applicant
26 Cherry Hill Rd. c/o John Mancini-Owner
26 Cherry Hill Road
ReSubdivision - (Request for a 90 day extension to file Mylar)

2. Anthony J. & Linda Milici-Applicants & Owners
58 Seaview Avenue
Coastal Site Plan-Seawall Modification
Application #19-6.5
A/R 7/3

3. Peter Woerner-Applicant & Owner
690 Leetes Island Road
Subdivision & Coastal Site Plan
Application #19-6.6
A/R 7/3

4. Joshua Onofrio c/o Total Estates-Applicant & Owner
119 Cedar Street
Special Exception Modification- Commercial/Residential
Renovation
Application #19-6.7, PH WAIVER REQUESTED
A/R 7/3

5. Paul Mongillo,c/o Second Winds Development–Applicant & Owner
34 Thimble Farms Road
Coastal Site Plan-New Single Family Residence
Application #19-6.8
A/R 7/3

6. Branford C&D Real Estate Holdings, LLC,
c/o Joseph DeSarbo-Applicant & Owner
50 East Industrial Road
Special Exception Modification-Wholesale Food Distributor
Application #19-6.9, PH WAIVER REQUESTED
A/R 7/3

7. Northeast Foods, LLC- Applicant
JF Branford Properties- Owner
880 West Main Street
Special Exception Modification-Modified Landscaping
Application #19-7.1
To be A/R

8. Town of Branford-Applicant & Owner
30-48 Church Street
Special Exception Modification- Community Center
Application #19-7.2
To be A/R, Public Hearing waiver requested

OTHER BUSINESS: (REMAINDER)

2. **DISCUSSION – Possible MAIN STREETS OVERLAY DISTRICT**
3. **117-125 Thimble Islands Road - Request for Determination of division of property as not constituting a Subdivision – Section 1.04.B**
4. Bond Release - 657-697 Main Street
5. Bond Release - 9 Autumn Ridge
6. Bond Establishment - 191 Pawson Road
7. Planner's Report