



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 JUNE 13, 2019 SPECIAL MEETING 7:00 P.M. CANOE BROOK SENIOR CENTER 11 CHERRY HILL ROAD

PUBLIC HEARINGS:

1. Nicholas Fischer-Applicant & Owner
3 Watrous Avenue
Special Exception Modification-demolish & rebuild a two family home
Application #19-5.2
A/R & PH set for 6/13/19

MINUTES: 5/30/19

CORRESPONDENCE:

OLD BUSINESS:

1. Tidal Basin LLC & Branford Land Development ,LLC-
Applicants & Owners
2,5,4-6 Indian Neck Avenue
PDD /Master Plan Amendment (Zoning Map Amendment)-to add Food Preparation for on-site consumption as an accessory use.
Application #19-4.4
A/R 4/22/19 & PH set for 6/6/19, PH closed 6/6/19 & Tabled to 6/13/19
2. Beacon Communities Development LLC,
c/o Attorney Timothy Hollister-Applicant
Town of Branford Housing Authority-Owner
Application for a Site Plan Modification / Coastal Site Plan) under CGS Section 8-30g Affordable Housing Land Use Appeals for property located at 115 South Montowese Street (Parkside Village I) for (1) deletion of Condition #3a of the amended Resolution adopted on 1/3/2019 approving application #17-9.6 and (2) a revision of the approved Site Plan to show use of Sliney Road as a supplemental emergency access to the redeveloped building.
Application #19-2.4
A/R 2/21/19 & PH continued to 5/16/19, PH closed 5/16/19
Decision Required by 6/27/19 (includes offer and acceptance of the Time Extensions totaling 60 days)

3. Digestive Disease Associates, c/o Dr. Christopher Illick-
Applicant & Owner
657-697 Main Street
Special Exception Modification- Medical Office
Application #19-5.6
A/R 6/6/19 & Tabled to 6/13/19, Public Hearing waived

4. Attorney Bernard Pellegrino-Applicant
26 Cherry Hill Rd. c/o John Mancini-Owner
26 Cherry Hill Road
ReSubdivision Modification
Application # 19-5.7
A/R 6/6/19 & Tabled to 6/13/19

5. 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

NEW BUSINESS:

1. Terri Mallory-Applicant & Owner
240 Thimble Island Rd.
Special Exception & CAM-Demolish & Rebuild Single Family Home
Application #19-6.2
To be A/R & PH to be set

2. API-Sycamore, LLC, c/o Victor Cassella-Applicant & Owner
8 Sycamore Way
Special Exception-Warehouse
Application #19-6.3
To be A/R & PH to be set

3. John Petrosky-Applicant & Owner
East Crib Island
Special Exception-Renovation of existing generator building
Application #19-6.4
To be A/R & PH to be set

OTHER BUSINESS:

1. CGS Section 8-24 Referral for condemnation proceedings for Crescent Bluff Avenue.
2. CGS Section 8-24 Purchase of 16 Summer Island Road
3. Interpretation of Section 4.3.C of the Zoning Regulations
4. Planner's Report