



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 6, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. Tidal Basin LLC & Branford Land Development ,LLC-
Applicants & Owners
2,5,4-6 Indian Neck Avenue
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
2. Meaghan DeLucia-Applicant
Salvatore & Meaghan DeLucia-Owners
100 Pine Orchard Road
Special Exception for grading for an inground pool
Application #19-5.1
A/R &PH set for 6/6/19

MINUTES: 5/16/19 & 5/24/19 & 5/30/19

CORRESPONDENCE:

OLD BUSINESS:

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

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 totalling 60 days)**

NEW BUSINESS:

1. Digestive Disease Associates, c/o Dr. Christopher Illick-
Applicant & Owner
657-697 Main Street
Special Exception Modification- Medical Office
To be A/R
2. Attorney Bernard Pellegrino-Applicant
26 Cherry Hill Rd. c/o John Mancini-Owner
26 Cherry Hill Road
ReSubdivision Modification
To be A/R
3. 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
To be A/R and PH 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. Planner's Report

*To be presented at June 13 PZ Meeting