



# PLANNING AND ZONING COMMISSION

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## AGENDA PLANNING & ZONING COMMISSION THURSDAY, MARCH 21, 2019 REGULAR MEETING 7:00 P.M. CANOE BROOK SENIOR CENTER 11 CHERRY HILL ROAD

### PUBLIC HEARINGS:

1. Danby Gasoline Marketers, Inc. c/o  
Kevin Curry- Applicant  
Charles J. Pepe, Executor of Estate of Anthony C. Pepe-Owner  
165 & 195 Main Street  
Special Exception-Modification of Parking Requirements for property with existing  
Auto Service with Gas, Liquor Store and Office on which is proposed a New  
Convenience Store.  
**Application #19-2.7**  
**A/R & PH set for 3/21/19**

### MINUTES: 3/07/19

### CORRESPONDENCE:

### OLD BUSINESS:

1. Kris Shapiro- Applicant  
Zoning Regulation Amendment –Proposed Local Business-Hybrid (BL-H) District  
**Application #19-2.3**  
**A/R 2/21/19 & PH set for 4/4/19 - WITHDRAWN**
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 set for 4/4/19**

3. Nicole Letsinger –Applicant  
Ten Properties, LLC- Owner  
22A Limewood Avenue  
Coastal Site Plan & Site Plan – Single Family FEMA compliant home  
**Application #19-2.6**  
**A/R 3/7/19 & Tabled to 3/21/19**
  
4. Anthony & Audra Nuzzo-Applicants  
736 East Main Street  
Special Exception – Restaurant, table service (proposed to include event venue with contained Farmer’s Market, Café, Food Trailer & on Premises Liquor Permit)  
**Application #19-2.8**  
**A/R 3/7/19 & PH set for 4/22/19 -- WITHDRAWN**
  
5. 26 Cherry Hill LLC-Applicant & Owner  
26 Cherry Hill Road  
ReSubdivision- (2 Lot)  
**Application #19-3.1**  
**A/R 3/7/19 & PH set for 4/4/19**
  
6. Planning & Zoning Commission-Applicant  
Zoning Regulation Amendment to modify Section 7.4 (Line 11)  
(Accessory Apartment)  
**Application #19-3.3**  
**To be A/R & PH to be set**

**NEW BUSINESS:**

1. Tidal Basin, LLC.-Applicant & Owner  
4-6 Indian Neck Drive  
Site Plan & Coastal Site Plan for a Hotel  
**Application #19-3.2**  
**To be A/R**
  
2. Audra Nuzzo- Applicant  
Zoning Regulation Amendment- Addition of new use category” Event Venue with on-site Liquor service” as a Special Exception use in the BC,BR,BL,MU,IG1,IG2,CP zones  
**Application #19-3.4**  
**To be A/R & PH to be set**
  
3. Informal Discussion- Residential redevelopment of #'s 61 (Benedictines of Jesus Crucified) and 65-99 Burban Drive (St. Elizabeth’s Church)

**OTHER BUSINESS:**

1. Financial Guarantee (Bond) Return- 202-206 North Main Street
2. Establish Financial Guarantee (Bond) -14 Lanphier’s Cove Road
3. Planner’s Report