



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

PUBLIC HEARINGS:

1. Jamie Brecciaroli-Applicant
John Damato Jr. –Owner
83 School Ground Road (Units 4 & 5)
Special Exception (Section 4.8.I (line 5)-Automotive Repair
A/R 12/6/18 & PH opened 1/17/19, continued from 2/21/19
2. Carole Barber –Applicant & Owner
67A & 67B Stony Creek Road
Special Exception (Section 6.8) - Installation of Ground Mount Solar System
Application # 19-1.5
A/R 2/7/19 & PH set for 3/7/19
3. Michele Burgess- Applicant & Owner
40 Thimble Islands Road
Special Exception (Section 7.4) Accessory Apartment and oversized accessory structure (Section 3.8.B.5)
Application #19-2.1
A/R 2/7/19 & PH set for 3/7/19
4. Donald Welch-Applicant & Owner
8 Fellsmere Farm Road
Special Exception (Section 6.8) Grading for a single family home
Application # 19-2.2
A/R 2/7/19 & PH set for 3/7/19

MINUTES: 2/21/19

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

2. Beacon Communities Development LLC.
Town of Branford Housing Authority-Owner
115 South Montowese Street (Parkside Village I)
Application for (1) deletion of the Melrose Avenue condition and (2) a revision of the approved Site Plan to show use of Sliney Road.
Application #19-2.4
A/R 2/21/19 & PH set for 4/4/19

3. Jean Hackley-Applicant & Owner
189 Shore Drive
Coastal Site Plan- Repair & Reinforce Shoreline Flood & Erosion Control Structure
Application #19-2.5
A/R 2/21/19 & Tabled from 2/21/19

NEW BUSINESS:

1. Nicole Letsinger –Applicant
Ten Properties, LLC- Owner
22A Limewood Avenue
Coastal Site Plan & Site Plan – Single Family FEMA compliant home
Application #19-2.6
To be A/R

2. 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
To be A/R & PH to be set

3. Anthony & Audra Nuzzo-Applicants
Nuzzo Properties, LLC- Owner
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
To be A/R & PH to be set

4. 26 Cherry Hill LLC.-Applicant & Owner
26 Cherry Hill Road
ReSubdivision- (2 Lot)
Application #19-3.1
To be A/R & PH to be set

OTHER BUSINESS:

1. Cash Bond Establishment for 9 Laurel Hill Rd.
2. Cash Bond Establishment for 698 Main Street
3. Planner's Report