



# PLANNING AND ZONING COMMISSION

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1019 Main Street, PO Box 150, Branford, CT 06405  
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## AGENDA PLANNING & ZONING COMMISSION THURSDAY MAY 16, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

### 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 opened for 3/21/19, Time Extension received & continued to 5/16/19-**  
**WITHDRAWN**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 continued to 5/16/19**  
**Decision Required by 6/27/19 (includes offer and acceptance of the Time**  
**Extensions totalling 60 days)**
3. Audra Nuzzo- Applicant  
Zoning Regulation Amendment- Addition of new use category" Farm Event Venue  
proposed to include liquor and food service" as a Special Exception use in the  
BC, BR, BL, MU, IG1, IG2, and CP zones  
**Application #19-3.4**  
**A/R & PH opened 4/22/19 & continued to 5/16/19**

4. Joseph Tammaro-Applicant & Owner  
Lot between 233 & 249 East Main Street  
Special Exception & Coastal Site Plan- Multi-Unit Residential Building  
**Application #19-4.3**  
**A/R & PH set for 5/16/19**

**MINUTES: 5/02/19**

**CORRESPONDENCE:**

**OLD BUSINESS:**

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**

**NEW BUSINESS:**

1. 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**
2. Nicholas Fischer-Applicant & Owner  
3 Watrous Avenue  
Special Exception Modification-demolish & rebuild a two family home  
**Application #19-5.2**  
**To be A/R & PH to be set**
3. Branford C&D Real Estate Holdings, LLC,  
c/o Joseph DeSarbo-Applicant & Owner  
50 East Industrial Road  
Special Exception Modification- Addition of Loading Bays for Wholesale Food Distributor  
**Application #19-5.3**  
**To be A/R**
4. Montowese Partners 7/14 LLC.,c/o Peter Berdon-Applicant & Owner  
67-69 South Main Street  
Special Exception Modification- Grading change on site at Multi-Unit Residential apartment building  
**Application #19-5.4**  
**To be A/R**

5. Melinda Torelli-Applicant  
169-189 North Main Street LLC-Owner  
169 & 189 North Main Street  
Site Plan Modification- Replacement of Office trailer with new Double Wide Trailer for Office Use  
**Application #19-5.5**  
**To be A/R**

**OTHER BUSINESS:**

1. Bond Release- 14 Lanphiers Cove Rd.
2. Planner's Report