



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 MAY 2, 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
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 5/02/19
**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 set for 4/22/19 & continued to 5/16/19
4. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment to modify Section 7.4 (Line 11)
(Accessory Apartment)
Application #19-3.3
A/R 4/4/19& PH set for 5/2/19

5. Sherry Purvis Torello & Nick Torello-Applicants & Owners
43 Hotchkiss Grove Road
Special Exception for an Accessory Apartment
Application #19-4.2
A/R & PH set for 5/2/19

MINUTES: 4/22/19

CORRESPONDENCE:

OLD BUSINESS:

1. 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
2. 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
3. Matthew Cassella- Applicant
Larysa Maria Cassella-Owner
11 Prospect Hill Road
Special Exception & Coastal Site Plan -Grading for a single family home
Application #19-4.5
A/R 4/22/19 & PH set for 6/6/19

NEW BUSINESS:

1. Trinity Episcopal Church, c/o Martin Hallier-Applicant
Town of Branford/First Congregational Church-Owners
1109 Main Street
Special Exception Modification-Outside Stairs Relocation
Application #19-4.6
To be A/R
2. Ali Akdeniz—Applicant & Owner
31 Brainerd Road
Site Plan Modification-Deck Extension
Application #19-4.7
To be A/R

OTHER BUSINESS:

1. Discussion of possible changes to meeting dates in July
2. Planner's Report