



# PLANNING AND ZONING COMMISSION

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1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

## AGENDA PLANNING & ZONING COMMISSION THURSDAY, NOVEMBER 16, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

### PUBLIC HEARINGS:

1. Supported Recovery LLC- Applicant & Owner  
Sweitzer Enterprises LLC-Applicant & Owner (Units 9-2, 9-3,9-4)  
7-9 Business Park Drive  
Special Exception- Church  
**Application #17-10.3**  
**A/R 10/5/17, PH opened 11/2/17and continued to 11/16/17**
2. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4 & 6 Indian Neck Avenue  
PDD Modification/Master Plan Amendment  
**Application #17-10.1**  
**A/R 10/5/17, PH set for 11/16/17**
3. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Regulation Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.4**  
**A/R 10/5/17 & PH continued from 11/02/17**
4. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Map Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.5**  
**A/R 10/5/17 & PH continued from 11/02/17**

**MINUTES:** 10-19-17(Special Meeting) & 11/2/17

### CORRESPONDENCE:

1. Correspondence regarding a Cell Phone Antenna swap at 21 Acorn Road.
2. Correspondence from the Town of North Branford re: an application for a residential subdivision at 67 Totoket Rd. has been submitted to the Planning & Zoning Commission.

**OLD BUSINESS:**

1. 110 North Main LLC-Applicant  
110 North Main LLC & Elm City Mfg. Jewelers, Inc.-Owners  
110 & 112 North Main Street  
Site Plan- Retail Store  
**Application #17-8.3**  
**A/R 9/7/17, Tabled from 11/02/17**
2. Raffaele Aschettino-Applicant  
Raffaele & Lucia Aschettino-Owners  
101 Sunset Beach Road  
Coastal Site Plan  
**Application #17-9.3**  
**A/R 10/5/17, Tabled from 11/02/17, Pending ZBA Approval of related variance request**
3. Beacon Communities- Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.6**  
**A/R 10/5/17, Tabled from 11/02/17**
4. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4 & 6 Indian Neck Avenue  
Site Plan /Coastal Site Plan  
**Application #17-10.2**  
**A/R 10/5/17, Tabled from 11/02/17**

**NEW BUSINESS:**

1. 755 East Main Street LLC, c/o  
Victor Cassella (member)-Applicant & Owner  
755 East Main Street  
Site Plan-Industrial Building  
**Application #17-11.1**  
**To be A/R**
2. William DaSilva- Applicant  
DaSilva & Sons LLC-Owner  
972 West Main Street  
Special Exception- Automotive Service & Repair Facility  
**Application #17-11.2**  
**To be A/R & PH to be set**
3. Diane W. Whitney(Pullman & Comley)-  
Agent for Owner  
595 Corporate Circle- Owner  
Zoning Regulation Amendment  
**Application #17-11.3**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Discussion- Possible amendments to Planned Development District requirements
2. Planning & Zoning 2018 Meeting Dates
3. Planner's Report