



# 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 2, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

### PUBLIC HEARINGS:

1. 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 10/19/17**
2. 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 10/19/17**
3. 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 set for 11/2/17**
4. Jason Blyth-Applicant & Owner  
62A Alps Road  
Special Exception- Detached Garage  
**Application #17-10.4**  
**A/R 10/5/17 & PH set for 11/2/17**

**MINUTES:** 10-19-17 Regular Meeting

**CORRESPONDENCE:**

### 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 10/19/17**

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 10/19/17, 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 10/19/17**
  
4. 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**
  
5. 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 to 11/16/17**
  
6. David D' Atri-Applicant & Owner  
4 Three Elms Road  
Special Exception & Coastal Site Plan  
**Application #17-10.6**  
**WITHDRAWN**

**NEW BUSINESS:**

**OTHER BUSINESS:**

1. C.G.S. Section 8-24 Referral-Acceptance of easements for the Harbor Street Bridge project from the following properties: Sabine, 158 Harbor Street  
Smith, 167 Harbor Street  
Haug and Mahler, 202 Harbor Street  
Storandt and Forsth, 211 Harbor Street
2. C.G.S. Section 8-24 Referral-Acceptance of a sanitary sewer easement for Twiss Realty Co, LLC, 325-329 East Main Street for existing sewer mains, force main and pump station.
3. C.G.S. Section 8-24 Referral-Acceptance of an access easement to the Town of Branford over Land Trust Land at the end of Red Hill Road for existing emergency access road.
4. C.G.S. Section 8-24 Referral- Acceptance of the following subdivision roads as official Town roads:  
  
Gilbert Lane (Jacob Lane to Donna Lane)  
Jacob Lane  
Pond View Terrace  
Apple Tree Land  
Ashman Court  
Beechwood Road north of Acorn Drive  
Christopher Road  
Deer Path Road

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Devon Court  
East Industrial Road (from Pin Oak to end)  
Indian Woods Road  
Katie-Joe Lane  
Pin Oak Drive  
Ramona Way  
Sunny Meadow Road  
Sycamore Way  
Thistle Meadow Road

5. Cash bond acceptance for incomplete site work at 618-622 Main Street.
6. Planner's Report