



# 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 OCT. 17, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

### PUBLIC HEARINGS:

1. The Peter Hentschel Revocable Trust, c/o  
Peter Hentschel (Trustee)-Applicant & Owner  
30 School Street  
Special Exception-Excavation/grading within 100 feet of a wetland  
(accessory structure)  
**Application #19-8.4**  
**A/R 9/5/19 and PH set for 10/17/19**
2. Kris Shapiro- Applicant  
49 Commercial Pkwy, LLC, Hamilton Branford LLC, Branford Property Development,  
Rita Ann Sachs – Owners  
49,81-111,131 Commercial Pkwy & 102 North Main Street  
Zoning Map Amendment- BL to BL-HR  
**Application #19-9.1**  
**A/R 9/5/19 and PH set for 10/17/19**
3. Kris Shapiro- Applicant  
49 Commercial Pkwy, LLC, Hamilton Branford LLC, Branford Property Development,  
Rita Ann Sachs – Owners  
49,81-111,131 Commercial Pkwy & 102 North Main Street  
Zoning Regulation Amendment-Amendments to Section 4 to create a BL- Hybrid Zone  
(BL-HR) Zoning District  
**Application #19-9.2**  
**A/R 9/5/19 and PH set for 10/17/19**
4. Peter S. Kusterer-Applicant & Owner  
3 Three Elms Road  
Special Exception- Oversized Accessory Structure  
**Application #19-9.3**  
**A/R 9/19/19 and PH set for 10/17/19**
5. 339 West Main St. LLC, c/o Jeffrey Brandfon-Applicant & Owner  
339 West Main Street  
Special Exception-Installation of a parking lot  
**Application #19-9.4**  
**A/R 9/19/19 and PH set for 10/17/19**

**MINUTES: 10/3/19**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Beacon Communities Development LLC,  
c/o Attorney Timothy Hollister-Applicant  
Town of Branford Housing Authority- Owner  
Application for a Site Plan Modification under CGS Section 8-30g Affordable  
Housing Land Use for property located at 115 South Montowese Street  
(Parkside Village I).  
**Application #19-8.11**  
**A/R 9/5/19, PH closed 10/3/19, Tabled from 10/3/19**
  
2. 65-99 Burban Associates LLC-Applicant & Owner  
65-99 Burban Drive  
Zoning Map Amendment-R-4 to R-1  
**Application #19-10.1**  
**A/R 10/3/19 and PH set for 11/21/19**
  
3. SP Development LLC-Applicant & Owner  
21 Summit Place  
Special Exception- Incentive Housing Overlay District Apts.  
**Application #19-10.2**  
**A/R 10/3/19 and PH set for 11/21/19**
  
4. SP Development LLC- Applicant & Owner  
21 Summit Place  
Zoning Map Amendment-CP to IHOD  
**Application #19-10.3**  
**A/R 10/3/19 and PH set for 11/21/19**

**NEW BUSINESS:**

1. Informal Discussion-Anchor Reef PDD Modification-proposed "Mariner's Landing"-  
**Tabled to a date to be determined at Applicant's request**
  
2. Time Extension Request- Donmar Development Corp.-Applicant & Owner  
47 Gould Lane  
Application #18-10.6 Subdivision  
Application #18-10.7 Special Exception Modification-(Open Space Residential  
Development)

3. James Primicerio—Applicant & Owner  
80 Bradley Street  
Special Exception- Two Family Residence  
**Application #19-10.4**  
**To be A/R and PH to be set**
  
4. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 Leetes Island Road  
Special Exception- 3 Single Family Residential Lots  
**Application # 19-10.5**  
**To be A/R and PH to be set**
  
5. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 Leetes Island Road  
3 Lot Resubdivision  
**Application # 19-10.6**  
**To be A/R and PH to be set**
  
6. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 & 300 Leetes Island Road  
Subdivision Modification  
**Application # 19-10.7**  
**To be A/R**
  
7. Nuzzo Properties LLC, c/o Anthony & Audra Nuzzo-  
Applicants & Owners  
736 East Main Street  
Special Exception- Accessory Uses: Non-Agricultural Farm Events  
**Application # 19-10.8**  
**To be A/R and PH to be set**

**OTHER BUSINESS:**

1. Planner's Report