



PLANNING AND ZONING COMMISSION

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

**REVISED AGENDA
PLANNING & ZONING COMMISSION
THURSDAY OCT. 3, 2019
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET**

PUBLIC HEARINGS:

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 continued from 9/19/19
2. 1064 Main Street LLC, c/o Alex Vigliotti –Applicant & Owner
1032-1064 Main Street
Special Exception – Convert 2nd floor Office Space to Residential Apartments
Application #19-8.12
A/R 9/5/19, PH set for 10/3/19

MINUTES: 9/19/2019

CORRESPONDENCE:

OLD BUSINESS:

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,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 & 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- BL to BL-HR
Application #19-9.2
A/R 9/5/19 & PH set for 10/17/19

4. Peter S. Kusterer-Applicant & Owner
3 Three Elms Road
Special Exception- 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

NEW BUSINESS:

1. 65-99 Burban Associates LLC-Applicant & Owner
65-99 Burban Drive
Zoning Map Amendment-R-4 to R-1
Application #19-10.1
To be A/R and PH to be set
2. SP Development LLC-Applicant & Owner
21 Summit Place
Special Exception- Incentive Housing Overlay District Apts.
Application #19-10.2
To be A/R and PH to be set
3. SP Development LLC- Applicant & Owner
21 Summit Place
Zoning Map Amendment-CP to IHOD
Application #19-10.3
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report