



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, OCTOBER 19, 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 set for 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 set for 10/19/17

MINUTES: 09-26-17 & 10-5-17

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, Continued from 10/5/17
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 to 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 to 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. Peter MacPartland AIA (Elm City Architects LLC)-Applicant
Supported Recovery LLC-Owner (Unit 9-1)
Sweitzer Enterprises LLC-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
7. Robert Dingus Sr.(D-O Construction)-Applicant
Jason Blyth- Owner
62A Alps Road
Special Exception- Detached Garage
Application #17-10.4
A/R 10/5/17 & PH set for 11/2/17
8. Solar City Corp. (c/o Robinson & Cole LLP.)
Attorney Kenneth Baldwin-Applicant
Town of Branford-Owner
48-86 Tabor Drive
Site Plan Modification for a Solar-based electrical generating
Facility to provide power to Town of Branford facilities
Application #17-10.5
A/R 10/5/17, Tabled to 10/19/17

NEW BUSINESS:

1. Charles Mandel (Thomas A. Stevens & Associates, Inc.)-Applicant
David D'Atri-Owner
4 Three Elms Road
Special Exception & Coastal Site Plan
Application #17-10.6
A/R Public Hearing to be set

OTHER BUSINESS:

1. C.G.S. Section 8-24 Referral - Solar Based Electrical Generating Facility at 48-86 Tabor Drive.
2. C.G.S. Section 8-24 Referral - Solar Based Electrical Generating Facility at 100 Tabor Drive (Landfill).
3. C.G.S. Section 8-24 Referral for the proposed purchase of a 14.5 acre parcel at the end of Tabor Drive, Map/Block/Lot-(F09/006/00012)
4. Bond Establishment for 40 Laurel Hill Road
5. Planner's Report