



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 5, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. Town of Branford-Applicant & Owner
30-48, 26, 28 Church Street
**Special Exception & Coastal Site Plan-Additional parking on
#26 & #28 Church St. (Community Center)**
Application #17-7.2
A/R 7/6/17, PH continued from 9/7/17
2. Branford Building Supplies-(Vincent Giordano Jr.)-
Applicant & Owner
Buckley Rd. (G-9/000/013/00001)
Special Exception & Coastal Site Plan- Farm Planting/Grading
Application #17-6.6
A/R 6/15/17 & PH continued from 9/7/17- WITHDRAWN
3. CSC Enterprises -Applicant
Branford Hills Realty Associates-Owner
189 Alps Road
Special Exception-Nursing Home Addition
Application # 17-9.1
A/R 9/7/17 & PH set for 10/5/17
4. 101 North Branford Rd. LLC,-Applicant & Owner
101 & 115 North Branford Road
Special Exception- Industrial Building
Application #17-9.2
A/R 9/7/17 & PH set for 10/5/17

MINUTES: 09-07-17

CORRESPONDENCE:

OLD BUSINESS:

1. Raffaele Aschettino-Applicant
Raffaele & Lucia Aschettino-Owners
101 Sunset Beach Road
Coastal Site Plan –Single Family Residence
Application #17-8.2
A/R 9/7/17 --WITHDRAWN

2. 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
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 to be set
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 to be set

NEW BUSINESS:

1. Raffaele Aschettino-Applicant
Raffaele & Lucia Aschettino-Owners
101 Sunset Beach Road
Coastal Site Plan
Application #17-9.3
A/R 10/5/17
2. 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
3. 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
To be A/R & PH to be set
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
5. 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
To be A/R & PH to be set

6. Robert Dingus Sr.(D-O Construction)-Applicant
Jason Blyth- Owner
62A Alps Road
Special Exception- Detached Garage
Application #17-10.4
To be A/R & PH to be set

7. Solar City Corp. (c/o Robinson & Cole LLP.)
Attorney Kenneth Baldwin-Applicant
Town of Branford-Owner
100 Tabor Drive
Site Plan Modification for a Solar-based electrical generating
Facility to provide power to Town of Branford facilities
Application #17-10.5

OTHER BUSINESS:

1. Temporary Health Care Structures (P.A. 17-155)
2. Establish a Cash Bond for a driveway apron at 14 Old Hickory Lane.
3. Establish a Cash Bond for a driveway apron at 22 Ark Road
4. Establish a POCD Steering Committee
5. Planners Report