



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 SEPT. 19, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. John Lauro-Applicant & Owner
92 Rogers Street
PDD/Master Plan Amendment
Application #19-8.2
PH opened 9/5/19, continued to 9/19/19
2. Stone Ridge Associates, c/o Patricia Owens-Applicant & Owner
Liesl Lane Rear-Zoning Map Amendment R-1 to BL
Application #19-8.8
A/R 9/5/19, PH set for 9/19/19
3. 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 set for 9/19/19

MINUTES: 9/5/2019

CORRESPONDENCE:

OLD BUSINESS:

1. Audra Nuzzo- Applicant
Zoning Regulation Amendment-Addition of new Accessory Use to a Farm use (by
Special Exception) "Non-Agricultural Farm Events"
Application #19-6.1
A/R 6/6/19, PH closed on 7/25/19, tabled from 7/25/19, Decision due on 9/26/19
2. 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

3. Bausch & Stroebel Machine Co. Inc.
c/o Oliver Schmidt-Applicant & Owner
10 Thompson Road
Site Plan Modification-Change to building footprint/building use/parking layout
Application #19-8.7
A/R 9/5/19, Tabled to 9/19/19

4. 3 Liesl Lane LLC.-Applicant & Owner
3 Liesl Lane/Liesl Lane Rear
Stone Ridge Associates, c/o Patricia Owens-Applicant & Owner
Liesl Lane Rear
Subdivision Modification-lot line change
Application #19-8.9
A/R 9/5/19, Continued to 9/19/19

5. 3 Liesl Lane LLC.-Applicant & Owner
3 Liesl Lane/Liesl Lane Rear
Site Plan Modification- Changes to site including addition of parking
Application #19-8.10
A/R 9/5/19, Continued to 9/19/19

6. 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

7. 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

8. 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

NEW BUSINESS:

1. Peter S. Kusterer-Applicant & Owner
3 Three Elms Road
Special Exception- Accessory Structure
Application #19-9.3
To be A/R and PH set

2. 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
To be A/R and PH set

OTHER BUSINESS:

1. INFORMAL REVIEW of a CONCEPTUAL PLAN - Expansion of Summit Place Incentive Housing Overlay District. Alex Vigliotti - SP Development/Nicholas Mingione, Esq. and Steve Dietzko of Milone and MacBroom.
2. Informal discussion-Goodsell Point Road Marina
3. Definition of Building Height (Section 2.2)
4. Planner's Report