



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. 5, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. Planning & Zoning Commission- Applicant
Zoning Regulation Amendment- Main Streets Overlay District
Application #19-8.1
2. John Lauro-Applicant & Owner
92 Rogers Street
PDD/Master Plan Amendment
Application #19-8.2

MINUTES: 7/25/19 & 8/12/19

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

NEW BUSINESS:

1. Town of Branford c/o John Hoefflerle (Town Engineer)-Applicant
David R. Jenkins & Mary R. Barnett- Owners
60 Averill Place
Coastal Site Plan- Storm Drainage & Erosion Control
Application #19-8.6
2. Premier Realty Holdings, LLC,
c/o Robert Alvine (President)-
Applicant & Owner
175 North Main Street
Special Exception Modification-Additional parking to be added to plans on alternate Surface (slab of demolished building)
Application #19-8.5

3. William C. Lyons-Applicant
Barbara Lyons-Owner
190 Damascus Road
Subdivision Modification-Lot line change
Application #19-7.7
To be A/R

4. Branford Evangelical Free Church, c/o
Sr. Pastor Stephen E. Chamberlain-Applicant & Owner
231 Leetes Island Road
Special Exception Modification- Kitchen Renovation and building addition
Application #19-8.3

5. 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

6. 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

7. Stone Ridge Associates, c/o Patricia Owens-Applicant & Owner
Liesl Lane Rear-Zoning Map Amendment R-1 to BL
Application #19-8.8

8. 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

9. 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

10. 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
To be A/R

11. 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
To be A/R & PH to be set

12. 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
To be A/R & PH to be set

13. 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
To be A/R & PH to be set

OTHER BUSINESS:

1. 690 Leetes Island Road 2 Lot Subdivision- Approval of the selection of an Appraiser
per Section 3.04 M of the Subdivision Regulations.
2. Interpretation of Zoning Regulation 6.2.D
3. Planner's Report