



# PLANNING AND ZONING COMMISSION

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

## AGENDA PLANNING & ZONING COMMISSION THURSDAY, SEPTEMBER 7, 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 7/27/17, continuance to next meeting requested**
2. 101 North Branford Rd., LLC-Applicant & Owner  
101 & 115 North Branford Road  
Special Exception- Industrial Building  
**Application #17-5.7**  
**A/R 5/18/17, PH continued from 7/20/17-WITHDRAWN**
3. 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 7/20/17-continuance to next meeting requested**
4. Peter Panaroni-Applicant & Owner  
Zoning Regulation Amendment –  
(Section 7.11) Contractor Business & Storage Yards  
**Application #17-6.8**  
**A/R 6/15/17 & PH continued from 7/20/17**
5. Donald Anderson-Executor-  
(Estate of Anthony Papa)-Applicant & Owner  
7-11 Mill Plain Road  
Zoning Map Amendment  
**Application #17-7.1**  
**A/R 7/6/17, PH set for 9/7/17**
6. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4-6 Indian Neck Avenue  
PDD & Zoning Map Amendment  
**Application #17-7.6**  
**A/R 7/20/17 & PH set for 9/7/17--WITHDRAWN**

7. Birbarie 139 West Main LLC. c/o  
George Birbarie-Applicant & Owner  
139 West Main Street  
Special Exception-Motor Vehicle Sales/Repair  
**Application #17-7.7**  
**A/R 7/20/17, PH set for 9/7/17**
  
8. Union News of New Haven, Inc. c/o  
Jeffrey C. Villano (President)-Applicant & Owner  
23 Laurel Street  
Special Exception- Conversion of first & 2<sup>nd</sup> Floor  
**Application #17-7.9**  
**A/R 7/20/17, PH set for 9/7/17**
  
9. Charles Weber-Applicant & Owner  
25-29 Business Park Drive  
Special Exception-Retail Space(<3,000 sq. ft.)  
**Application #17-8.1**  
**PH set for 9/7/17**

**MINUTES:** 07-20-17 & 7-27-17

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Steven & Joanne Della Posta-Applicants & Owners  
25 East Haycock Point Rd.  
Coastal Site Plan-Single Family Residence  
**Application #17-7.5**  
**A/R 7/20/17, Tabled from 7/20/17**

**NEW BUSINESS:**

1. Raffaele Aschettino-Applicant  
Raffaele & Lucia Aschettino-Owners  
101 Sunset Beach Road  
Coastal Site Plan –Single Family Residence  
**Application #17-8.2**  
**To be A/R**
  
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**  
**To be A/R**
  
3. CSC Enterprises -Applicant  
Branford Hills Realty Associates-Owner  
189 Alps Road  
Special Exception-Nursing Home Addition  
**Application # 17-9.1**  
**PH to be set**

4. 101 North Branford Rd. LLC,-Applicant & Owner  
101 & 115 North Branford Road  
Special Exception- Industrial Building  
**Application #17-9.2**  
**PH to be set**

**OTHER BUSINESS:**

1. Request for a (5) year extension for the completion of work at Anchor Reef Club of Branford (60 Maple Street).
2. CGS Section 8-24 Referral- Improvements to parking and access at Sliney Field.
3. Request for bond return for 14 Lanphier Cove Road Subdivision-Application 08-5.4
4. Request for Interpretation of Section 6.13.C.2 (Height of retaining walls)
5. Review of Annual Report Draft
6. Planner's Report
  - a. TOD Study Update Presentation-Scheduled for Sept. 26
  - b. POCD Update