



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 MONDAY, JANUARY 18, 2018 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. James Blackstone Memorial Library Association
c/o Karen Jensen (Library Director)-Applicant & Owner
Special Exception –Addition to existing Library
Application #17-12.1
A/R 12/7/17 & PH opened 01/04/18, tabled from 1/18/18
2. Town of Branford (Planning & Zoning Commission)-
Applicant & Owner
Zoning Regulation Amendment to Section 5.4.G &5.4.h
Application #17-12.2
To be A/R and PH set for 1/18/18

MINUTES: 01/04/18 & 01/08/18

CORRESPONDENCE:

OLD BUSINESS:

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 opened 10/19/17 & closed 12/07/17, tabled from 1/8/18
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 opened 10/19/17 & PH closed 12/07/17, tabled from 1/8/18
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 from 1/8/18

4. Diane W. Whitney(Pullman & Comley)-
Agent for Owner
595 Corporate Circle- Owner
Zoning Regulation Amendment
Application #17-11.3
A/R 11/16/17& PH opening postponed to 2/15/18

NEW BUSINESS:

1. Philip Carloni- Applicant & Owner
Zoning Regulation Amendment to Section 4.8.B (Line2)
Application #18-1.1
To be A/R & PH to be set
2. **Discussion:** Changes to the definition of Floor Area for purposes of determining the review threshold for the Stony Creek Village District.

OTHER BUSINESS:

1. Planner's Report