

Correspondence: (Cont.)

A copy of a C.A.M. Letter was given to the Planning & Zoning members regarding a proposed work session for October 22, 1987.

An appeal was noted regarding the discussion rendered on the Giordano Apartments Application.

Old Business:

Approval

#1. Wendell J. Rice, Joseph R. Codespoti, Agent, "The Fairways" Pine Orchard Road and Tabor Drive, S.D.A. - P.D.D. and C.A.M. Application #87-7.13. The Planning & Zoning Commission made its final review of this preliminary application and on a motion made by A. Sherk and seconded by R. Florentine, voted to approve the project with the following conditions: 1) Spine Road from Tabor Drive to Pine Orchard Road to be built to Town standards and dedicated to the Town prior to completion of the project. 2) Raise low portion of Tabor Drive per Town Engineers design. 3) Secure State Traffic Commissions approval of project. 4) Delineate area to be used as golf course and lock in said area by deed restriction so that it will only be used for recreational use should the golf course be abandoned. 5) Provide Planning & Zoning Commission with details of proposed golf course management plan. 6) Re-align intersection of South Montowese Street and Tabor Drive. 7) Submit environmental analysis of measures to be taken to protect ponds from possible area leachates. 8) Phasing as shown on submitted plans has to be followed, any other phasing proposed must be specifically approved by the Commission. Final plans to show completion timetable for central roadway and golf course construction. 9) Driveways and footprints of units to remain essentially the same as shown on preliminary approval map designated LAL, revised to June 12, 1987. 10) Provide Planning & Zoning Commission with letter from Sewer Authority indicating project can be serviced by municipal sewers. Also, provide statements from the Police and Fire Commissions confirming the adequacy of the proposals and their ability to be properly serviced. 11) The submission of the above, together with detailed development plans as required in accordance with Paragraph 34.7 of the Zoning Regulations, must be received on or before April 1, 1988 for review and approval by the Commission. Those voting in favor were: D. Gibson, A. Sherk, E. McGuigan and R. Florentine, P. Fischer abstained as he did not sit at the Hearing.

#2. Associated Builders Corp., Jefferson Woods Off Jefferson Road, Special Use Application withdrawn by Applicant.

#3. Philip Wieler II, Edward Johnson architect, Damascus Road and Woodvale Road, Special Use Application #87-7.8. Subject application was given final review by the Commission and a motion to deny was made by E. McGuigan and seconded by R. Florentine, with the following conditions: 1) Density as presented too great. 2) Lots #8, #9 and #10, as shown on subdivision map prepared for Philip Wieler II by Stephen A. Hanchuruck, Jr., land surveyor, and revised to July 16, 1987, are not approvable as building lots as more than 25% of the required lot area of each is wetland. Consequently, the proposal does not conform with Section 33.7.4 of the Branford Zoning Regulations.

