



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 APRIL 15, 2021 REGULAR MEETING 7:00 P.M.

To Be Held by remote technology as authorized by Executive Orders 7B and 7I.

The meeting may be accessed in real time in the following ways:

Joining with Computer through Zoom platform:

<https://us02web.zoom.us/j/82772420034>

Meeting ID: 827 7242 0034

- Password: 702647
- Only if your computer has a microphone for two way communication, then during a Public Hearing if you wish to speak press Raise Hand in the “participant” window. If you do not have a microphone you will need to call in on a phone in order to speak. Per the Governor’s Executive Order if you speak, you will need to give your name.
- During Public Hearings if you do not wish to speak you may type your comments into the CHAT feature.
- Those joining though use of a computer and Zoom software should note that typing in your full name to view the meeting only (and not speak) is not required – a pseudonym may be used. A tutorial on how to join a Zoom meeting is available [here](#).

Dialing in by Phone only:

- Please call: 1-646-558-8656
- When prompted for participant or meeting ID enter: 827 7242 0034 then press #
- Password: 702647
- You will then enter the meeting muted. During the Public Hearings if you wish to speak press *9 to raise your hand. Again if you wish to speak you will need to give your name per the Governor’s Executive Order.

Documents that may be viewed and discussed at the meeting can be viewed
<https://tinyurl.com/Branford-CT-PZ>

PUBLIC HEARINGS:

1. John Petrofsky-Applicant
Virginia C. Borgia-Owner
8 Sawmill Road
Special Exception-for Grading (Section 6.8)
Application #20-12.2
A/R 12/10/20, PH opened 1/28/21, continued from 4/1/21

2. 56 Stony Creek Rd. Inc. c/o Leigh Small-Applicant
Farids Stony Creek LLC c/o Tariq Farid-Owner
56 Stony Creek Road
Special Exception- Grading (Section 6.8)
Application #21-1.5
A/R 1/28/21 & PH opened 2/18/21 & continued to 5/6/21

3. Stony Creek Estates, LLC c/o Michael Di Gioia-Applicant & Owner
47 Gould Lane
Special Exception Modification-Residential Open Space Development-
Modification to restriction on development of Units #'s 24-29 to be accessed via Luisa Court
Application #20-11.3
A/R 11/5/20 & PH set FOR 4/15/21

4. Stony Creek Estates, LLC c/o Michael Di Gioia-Applicant & Owner
47 Gould Lane
Subdivision Modification-Residential Open Space Development-
Modification to restriction on development of Units #'s 24-29 to be accessed via Luisa Court
Application #21-3.12
PH set for 4/15/21

5. Planning & Zoning Commission-(Town of Branford)-Applicant
569 & 573 East Main Street, 16,20 & 26 East Industrial Road
Zoning Map Amendment – Planned Development District to IG-2
Application # 21-3.9
A/R 3/18/21 & PH set for 4/15/21

6. Conor Daley-Applicant & Owner
548-552 Leetes Island Road
Special Exception- Accessory Apartment
Application #21-3.2
A/R 3/4/21 & PH set for 4/15/21

MINUTES: 4/01/21

CORRESPONDENCE:

OLD BUSINESS:

1. Marc Reed- Applicant & Owner
46 Parish Farm Road
Special Exception- Accessory Apartment & Oversized Accessory Structure
Application #21-3.4
A/R 3/4/21 & PH set for 5/6/21

2. Sound Real Estate LLC,c/o Dan Merriam-Applicant
101 West Main St. Branford LLC c/o Jeanne Tahnk-Owner
101 West Main Street
Special Exception- Car Storage Parking Lot
Application #21-3.6
A/R 3/4/21 & PH set for 5/6/21

3. Emily Abruzzo- Applicant
Gerald John Bodziak & Emily Abruzzo- Owners
28 Pine Tree Drive
Special Exception- Accessory Apartment
Application #21-3.10
To be A/R & PH set for 5/6/21

4. Emilie Penner Greene-Applicant
Scott Penner –Owner
1136-1040 Main Street
Special Exception- Restaurant /Café
Application #21-2.6
A/R 2/18/21 & PH to be set by Staff & Chairperson

5. Dave Peck- Applicant
48 Leetes Island Rd Petroleum LLC,
c/o Syed Sami- Owner
42 Leetes Island Road
Special Exception Modification- Site & design changes
Application #21-2.9
A/R 3/4/21 & PH waiver requested

6. Montowese Development Group, LLC-Applicant
John R. & Anne Hines-(Owners of 14 Buckley Rd.)
Branford Building Supplies-(Owners of 16 Buckley Rd)
Branford Building Supplies –(Owners of 0 Buckley Rd)
14, 16 & 0 Buckley Road
Special Exception & Coastal Site Plan –Open Space Residential Development
Application #21-3.11
To be A/R & PH to be set

NEW BUSINESS:

OTHER BUSINESS:

1. Discussion - Possible changes to parking requirements in the Main Streets Overlay District
2. Bond Establishment for 28 Lomartra Lane(Lot 7)
3. Bond Establishment for 81 Todds Hill Rd (Lot 8)
4. Bond Establishment for 159 Cherry Hill Rd (Lot15)
5. Planner's Report