



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 1, 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 3/18/21

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 from 3/18/21

3. Premier Realty Holdings II, LLC c/o Robert Alvine-Applicant & Owner
132 Ivy Street
Special Exception- Vehicle Delivery Facility
Application #21-2.4
A/R 3/4/21 & PH continued from 3/18/21

4. Ceres Farm, LLC c/o Caius Mergy-Applicant
LCM Properties, LLC c/o Joseph Mineri-Owner
101 & 115 North Branford Road
Special Exception- Brewery with Tasting Room
Application #21-2.7
A/R 2/18/21 & PH continued from 3/18/21

5. Andrew Rainone-Applicant
KTOP Branford LLC, c/o Kimco Realty- Owner
1025-1091 West Main Street
Special Exception- Add a drive up ATM machine to existing bank
Application #21-3.1
A/R 3/4/21 & PH set for 4/1/21 - WITHDRAWN

6. Lauren Lest- Applicant
Thomas Vailette-Owner
650 Main Street
Special Exception- Dog Grooming
Application #21-3.3
To be A/R & PH set for 4/1/21

MINUTES: 3/18/21

CORRESPONDENCE:

OLD BUSINESS:

1. 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 to be set by Staff and Chairperson, tabled from 3/18/21

2. 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**
Action to Modify decision as directed by the State of Connecticut Superior Court decision regarding *Housing Authority of the Town of Branford, et al. v. Town of Branford Planning and Zoning Commission (Docket nos. HHD-CV19-6115394-S and HHD-CV20-6122425-S)*
Tabled from 3/18/21

3. 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

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

5. 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 to be set by Staff & Chairperson

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

7. 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
To be A/R & PH to be set by Staff & Chairperson

8. 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

NEW BUSINESS:

1. Correction of error in published Zoning Regulation document.
2. 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 to be set by Staff & Chairperson

OTHER BUSINESS:

1. Discussion - Possible changes to parking requirements in the Main Streets Overlay District
2. Planner's Report