



# 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, APRIL 6, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

### PUBLIC HEARINGS:

1. Justin Gargano, CEO  
Thimble Island Brewery-Applicant  
16 Business Park LLC. -Owner  
(Charles E. Weber, Jr.-managing member),  
16 Business Park Drive  
Special Exception Modification-Expansion of Retail Space  
**Application #17-1.2**  
**A/R 1/19/17, PH opened 2/16/17, Time Extension Accepted, Continued from 3/16/17, DRD by 5/27/17**
2. Tracy Nigosanti –Applicant & Owner  
190 Maple Street  
Special Exception- Accessory Apartment  
**Application #17-2.2**  
**A/R on 2/16/17, PH opened 3/16/17, Continued from 3/16/17, (must close on 4/16/17 w/o time extension)**
3. Stephen W. Perrotti- Applicant & Owner  
22 Reynolds Lane  
Special Exception- Garage  
**Application #17-2.1**  
**A/R on 2/16/17, PH set for 4/6/17**
4. Birbarie 139 West Main LLC. c/o  
George D. Birbarie-Applicant & Owner  
139 West Main Street  
Zoning Map Amendment-  
Motor Vehicle Sales/ Limited Repair  
**Application #17-2.4**  
**A/R on 3/2/17, PH set for 4/6/17**
5. Proletar Balliu- Applicant  
Terry Brettman- Owner  
684 East Main Street  
Special Exception- General Business Office  
**Application #17-2.7**  
**A/R on 3/2/17, PH set for 4/6/17**

MINUTES: 03-16-17

### CORRESPONDENCE:

1. Correspondence from the CT Siting Council regarding modification of an existing

telecommunications facility located at 123 Pine Orchard Road.

2. Correspondence from the CT Siting Council regarding modification of an existing telecommunications facility located at 4 Beaver Road.

**OLD BUSINESS:**

1. Branford Yacht Club-Applicant & Owner  
39 Goodsell Point Road  
Coastal Site Plan  
**Application #17-2.6**  
**A/R on 3/2/17, Tabled from 3/16/17,DRD by 5/4/17**
2. David I. Scheer-Applicant & Owner  
2 Spring Rock Road  
Coastal Site Plan  
**Application #17-3.1**  
**A/R on 3/16/17, Tabled from 3/16/17**
3. 26 Cherry Hill Road LLC-Applicant & Owner  
26 Cherry Hill Road  
Zoning Map Amendment/Master Plan Amendment-  
PDD Modification  
**Application #17-3.2**  
**A/R on 3/16/17, PH set for 4/20/17**

**NEW BUSINESS:**

1. William C. Lyons-Applicant  
Barbara R. Lyons-Owner  
190 Damascus Road  
Special Exception-Interior Lot  
**Application #17-3.4**  
**To be A/R, PH to be set**
2. William C. Lyons-Applicant  
Barbara R. Lyons-Owner  
190 Damascus Road  
ReSubdivision-One (Interior) Lot  
**Application #17-3.3**  
**To be A/R, PH to be set**
3. Sachem Capital Partners, LLC.-  
c/o John Villano-Applicant & Owner  
698 Main Street  
Special Exception-Office & Service Establishment  
**Application #17-3.5**  
**To be A/R, PH to be set**
4. Pompeo Curcio-Applicant  
Maureen L. Gercken- Owner  
202 South Montowese Street  
Site Plan Modification-Enclosed Porch  
**Application #17-3.6**  
**To be A/R**

5. Dow Realty,c/o Jeffrey Dow- Applicant  
Six Twenty Two Associates-Owner  
618-622 Main Street  
Site Plan- Personal Training  
**Application #17-4.1**  
**To be A/R**

**OTHER BUSINESS:**

1. Cash bond acceptance for a driveway apron at 117 Linden Ave.
2. Planner's Report