



# 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 DECEMBER 10, 2020 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 thus Zoom platform:

Please go to the following link: <https://zoom.us/j/86558587141>

- Password: 862118
- 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: 865 5858 7141 then press #
- Password: 862118
- 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 at*  
<https://tinyurl.com/Branford-CT-PZ>

## **PUBLIC HEARINGS:**

1. Indian Neck Yacht Club c/o Carl Berlepsch-  
Applicant & Owner  
87 Harding Avenue  
Special Exception for Grading (Section 6.8) for Replacement  
Of a Gas Tank  
**Application #20-10.6**  
**A/R 11/5/20 & Tabled from 11/19/20, PH set FOR 12/10/20**
2. 9 Elm Street LLC, c/o Kevin O'Neill-Applicant & Owner  
9 Elm Street  
Special Exception Modification-Drainage Improvements, Grading  
**Application #20-11.4**  
**A/R 11/05/20, PH date to be set by Staff and Chairperson**  
**WITHDRAWN**
3. Bright & Early Daycare, c/o April Lukasik-Applicant & Owner  
312 East Main Street  
Special Exception- Child Daycare Center  
**Application #20-11.7**  
**A/R 11/19/20 & PH set FOR 12/10/20**

**MINUTES:** 11/19/20

## **CORRESPONDENCE:**

## **OLD BUSINESS:**

1. Tidal Basin, LLC., c/o Edward Crowley-Applicant & Owner  
4-6 Indian Neck Avenue  
PDD Modification/Master Plan Amendment- Residential Development as a use in place of an approved  
hotel use  
**Application #20-5.4**  
**A/R 6/4/20, PH closed on 9/17/20, Tabled from 12/03/20**
2. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner  
4-6 Indian Neck Avenue  
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place  
of an approved hotel use  
**Application #20-5.3**  
**A/R 6/4/20, Tabled from 12/03/20**  
**Decision Required by Date: same as Application #20-5.4**
3. Mariners Landing LLC, c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
Site Plan & Coastal Site Plan- Mixed Use Development  
**Application # 20-6.1**  
**A/R 6/4/20, Decision Required by Date: same as Application #20-6.3**

4. Mariners Landing, LLC, c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
3 Lot Resubdivision  
**Application # 20-6.2**  
**A/R 6/4/20, PH opened 7/16/20, Public Hearing closed 11/19/20,**  
**Decision Required by Date:1/23/20**
  
5. Mariners Landing, LLC, c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
PDD Modification/Master Plan Amendment- Mixed Use Development  
**Application # 20-6.3**  
**A/R 6/4/20, PH opened 7/16/20, Public Hearing closed 11/19/20,**  
**Decision Required by Date: 1/23/20**
  
6. Goodsell Point, LLC c/o Sal Marottoli-  
Applicant & Owner  
61, 65-71, 67 & 73 Goodsell Point Road  
PDD Master Plan- Mixed Use (Marina & Residential)  
**Application #20-10.4**  
**A/R 10/15/20, PH date to be set by Staff and Chairperson, Tabled from 11/19/20**
  
7. 37 Burban Dr. Associates, LLC, 41 Burban Dr. Associates, LLC c/o  
Anthony Massimino-Applicant & Owner  
37 & 41 Burban Drive  
Subdivision Modification  
**Application #20-11.2**  
**A/R 11/05/20 & Tabled from 11/19/20**
  
8. Stony Creek Estates, LLC -Applicant & Owner  
47 Gould Lane  
Special Exception Modification-Residential Open Space Development-  
Modification to restriction on development of 10, 12, &14 Luisa Court  
**Application #20-11.3**  
**A/R 11/5/20 & PH to be set by Staff and Chairperson, Tabled from 11/19/20**
  
9. Nitenday Associates, Inc. c/o Kenneth S. Ginsberg- Applicant & Owner  
221 West Main Street  
Special Exception Modification- Landscaping  
**Application #20-11.5**  
**A/R 11/19/20, PH waiver granted 11/19/20, Tabled from 11/19/20**
  
10. 49 Leetes Island Rd, LLC ,c/o Syed Sami-Applicant  
Oil Barons Inc., c/o Robert Hartmann-Owner  
49 Leetes Island Road  
Special Exception Modification- Convenience Store  
**Application #20-11.6**  
**A/R 11/19/20 & PH to be set by Staff and Chairperson, Tabled from 11/19/20**
  
11. Gerald Mastrangelo-Applicant & Owner  
269 Shore Drive  
Coastal Site Plan -Demo & rebuild garage  
**Application #20-11.8**

**A/R & Tabled from 11/19/20**

12. Tracey Milles- Applicant & Owner  
148-172 Main Street  
PDD/Master Plan Modification-Change first floor use from Office to Residential  
**Application #20-11.9**  
**A/R 11/19/20 & PH to be set by Staff and Chairperson, Tabled from 11/19/20**

**NEW BUSINESS:**

1. 8 Howd LLC, c/o Nicholas Fischer-Applicant & Owner  
8 Howd Avenue-2 Lot Subdivision  
**Application PZ#20-11.10**  
**To be A/R**
2. Nicole Gerosa (Trustee)- Applicant & Owner  
23-25 Linden Avenue  
Coastal Site Plan- Demo & Rebuild Single Family House  
**Application #20-11.11**  
**To be A/R**

**OTHER BUSINESS:**

1. Schedule of 2021 Planning & Zoning Commission Meetings
2. Bond Release for 117 Linden Avenue
3. Bond Release for 288 Pine Orchard Road
4. Bond Release for 14 Squaw Brook Road
5. Bond Release for 3 Watrous Avenue
6. Time Extension Request for 17-21 North Branford Road
7. Discussion of communication from Matt O'Buck regarding issuance of Zoning Permit/authorization of issuance of a Building permit for construction at 8 Louis Drive.
8. Planner's Report