



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, FEBRUARY 16, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. Solar City Corp. (c/o Robinson & Cole LLP.
Attorney Kenneth Baldwin)-Applicant
Town of Branford-Owner
100 Tabor Drive
Special Exception & CAM – for Solar-based electrical generating
Facility to provide power to Town of Branford facilities
Application #16-10.1
A/R 10/6/16, PH opened 11/17/16, Time Extension
granted for continuing PH thru 2/16/17, continued to 2/16/17
2. 401 Main Street Realty Associates, LLC,
c/o Bruno Ciccone (Member)-Applicant & Owner
401 Main Street
Special Exception Modification-P&M Deli
Application #16-10.11
A/R on 11/3/16, PH opened 12/15/16, continued to 2/2/17, Time extension
granted for PH to be through 3/2/17 meeting, continued to 2/16/17
3. Premier Realty Holdings, LLC,
Robert Alvine, President –Applicant & Owner
155,165,175 North Main Street
Special Exception-New Auto Dealership
Application #16-12.3
A/R 12/15/16, PH opened 2/2/17, continued to 2/16/17
4. Alex Vigliotti c/o
Vigliotti Construction-Applicant
Daniel P. Cosgrove-Owner
19 Parish Farm Road
ReSubdivion
Application #17-1.5
A/R 2/2/17, PH set for 2/16/17
5. Justin Gargano, CEO
Thimble Island Brewery-Applicant
Charles E. Weber, Jr. (managing member),
16 Business Park LLC. - Owner
16 Business Park Drive
Special Exception Modification-Expansion of Retail Space
Application #17-1.2
A/R 1/19/17, PH set for 2/16/17

MINUTES: 02-02-17

CORRESPONDENCE:

OLD BUSINESS:

1. Pawson Point LLC ,Arsalan Altaf (member)-
c/o Attorney Kevin J. Curseaden -
Applicant & Owner
239 Pawson Road
Modification to CGS Section 8-30G denial -
Special Exception & Coastal Site Plan for Three
Residential Affordable Housing Units
Application #16-12.1
A/R 12/15/16, PH set for 1/19/17, PH closed 1/19/17,
tabled from 2/2/17
2. Matthew Ginty, BNY Mellon N.A., Trustee
Clarence D. Fleming Jr.-Charitable Remainder Unitrust-
Applicant
Town of Branford (James B. Cosgrove)-Owner
2 Halstead Lane
Coastal Site Plan
Application #16-11.3
A/R on 11/17/16, Tabled to 2/16/17, Time extension granted
To table application thru 2/16/17.
3. Tricia Robinson-(Total Learning Group)-Applicant
Gary Dubin-Owner
80 East Main Street
Special Exception Modification-Professional Office
Application #16-11.6
A/R 12/15/16, Public Hearing Waived, tabled from 2/2/17.
4. Tomasz Wycech-Applicant
JF Branford Properties, LLC-Owner
880 West Main Street
Special Exception Modification- Restaurant w/drive thru-(Burger King)
Application #16-12.8
A/R 1/5/17, Public Hearing waiver granted, Tabled from 2/2/17.
5. James B. Cosgrove(First Selectman)-Applicant
Town of Branford-Owner
48-86 Tabor Drive
Site Plan & Coastal Site Plan -Recreational Trail-Municipal Facility
Application #17-1.6
A/R 2/2/17, Tabled from 2/2/17.
6. CGS 8-24- Shoreline Greenway Trail
7. Kurt Uihlein-Applicant

Lisa Uihlein-Owner
130 Riverview Avenue
Coastal Site Plan
Application #17-1.7
A/R 2/2/17, Tabled from 2/2/17.

NEW BUSINESS:

1. Stephen W. Perrotti- Applicant & Owner
22 Reynolds Lane
Special Exception- Garage
Application #17-2.1
To be A/R, PH to be set

2. D-O Construction –Applicant
Tracy Nigosanti- Owner
190 Maple Street
Special Exception- Accessory Apartment
Application #17-2.2
To be A/R, PH to be set

OTHER BUSINESS:

1. Bond Acceptance for 48 Harding Avenue

2. Planner’s Report