



# 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 FEBRUARY 18, 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 thus 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. 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 opened & continued from 1/28/21**
  
2. 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 & continued from 1/28/21**
  
3. Edward & Nancy Carroll-Applicant & Owner  
18 Sunrise Cove Camp  
Special Exception & Coastal Site Plan- Demo & Rebuild Single Family House  
**Application #21-1.2**  
**A/R 1/28/21 & PH set for 2/18/21**
  
4. John Ceneri-Applicant  
Patricia Montagnino (Trustee) –Owner  
24 Old New England Rd.  
Special Exception- Grading  
**Application#21-1.4**  
**A/R 1/28/21 & PH set for 2/18/21**
  
5. 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 set for 2/18/21**
  
6. Thomas Girard- Applicant & Owner  
42 Second Avenue  
Special Exception- Accessory Apartment  
**Application #21-1.6**  
**A/R 1/28/21 & PH set for 2/18/21**

**MINUTES: 12/3/20 & 1/28/21**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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 1/28/21**

**NEW BUSINESS:**

1. Karen Yarasavage & Kevin Genda-Applicants & Owners  
24 Wakefield Road  
Special Exception & Coastal Site Plan – In Ground Pool  
**Application #21-2.1**  
**To be A/R & PH to be set**
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)*
3. Premier Realty Holdings II, LLC c/o Robert Alvine-Applicant & Owner  
132 Ivy Street  
Special Exception- Vehicle Delivery Facility  
**Application #21-2.4**  
**To be A/R & PH to be set**
4. Jay Gauvin-Applicant & Owner  
65 Dorchester Lane  
Special Exception- Grading(Section 6.8) for New Home  
**Application #21-2.5**  
**To be A/R & PH to be set**
5. Emilie Penner Greene-Applicant  
Scott Penner –Owner  
1036-1040 Main Street  
Special Exception- Reestaurant /Café  
**Application #21-2.6**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Inquiry regarding status of PDD approved in 2015 for several properties at Exit 56 on I-95 – a.k.a. the “COSTCO” PDD
2. Approval of the proposed appraiser for 8 Howd Avenue Subdivision Open Space fee-in-lieu
3. Planner’s Report