



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

AGENDA- REVISED 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
 - a) Discussion of Regulation changes to address new State of Connecticut Stormwater Permit Requirements