



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 2, 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
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
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 set for 2/2/17
4. Planning & Zoning Commission- Applicant
Zoning Regulation Amendment
Moratorium- 2 & Multifamily Development
For an additional six months in R-1 District
Application #16-12.5
A/R 12/15/16, PH set for 2/2/17

MINUTES: 01-19-17

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 1/19/17**

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 1/19/17.
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 1/19/17.
5. David Silberkleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Site Plan- Bulk Storage
Application #17-1.1
A/R 1/5/17, Tabled from 1/19/17
6. 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

NEW BUSINESS:

1. JPS Management Group, LLC
c/o Charlie McClure-Applicant & Owner
174 Cedar Street
Special Exception- Site Modifications
Application #17-1.3
To be A/R, PH waiver requested
2. Graydog, LLC
c/o Debbie Tobin-Applicant & Owner
57 Sound View Heights
Coastal Site Plan
Application #17-1.4
To be A/R

3. Alex Vigliotti c/o
Vigliotti Construction-Applicant
Daniel P. Cosgrove-Owner
19 Parish Farm Road
ReSubdivion
Application #17-1.5
To be A/R, PH to be set

4. 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
To be A/R

5. Kurt Uihlein-Applicant
Lisa Uihlein-Owner
130 Riverview Avenue
Coastal Site Plan
Application# 17-1.7
To be A/R

OTHER BUSINESS:

1. Cash bond acceptance for incomplete site work and driveway apron at 17 Sound View Heights.
2. Cash bond acceptance for lawn work and driveway apron at 48 Harding Court.
3. Cash bond acceptance for Lots 1,3 & 5 Cornfield Estates.
4. Cash bond acceptance for 135,141 & 145 Cherry Hill Road.
5. Planner's Report