



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 JANUARY 14, 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. 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, PH opened 12/10/20 & continued form 12/10/20

2. 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 set for 1/14/21

3. 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 set for 1/14/21

MINUTES: 11/19/20 & 12/10/20

CORRESPONDENCE:

OLD BUSINESS:

1. 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

2. 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

3. 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

4. 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 12/10/20

5. 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

6. 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 12/10/20

7. 8 Howd LLC, c/o Nicholas Fischer-Applicant & Owner
8 Howd Avenue-2 Lot Subdivision
Application PZ#20-11.10
A/R 12/10/20

8. Nicole Gerosa (Trustee)-Applicant & Owner
23-25 Linden Avenue
Coastal Site Plan-Demo & Rebuild Single Family House
Application #20-11.11
A/R 12/10/20

NEW BUSINESS:

1. Marc Wallman-Applicant
Donald Anderson (Executor)-Owner of 40 Thimble Farms Rd.
Anthony J. & Jean A. Cerino-Owner of 44 Thimble Farms Rd.
Subdivision Modification
Application #20-12.1
To be A/R

2. Lisa L. Lattanza-Applicant & Owner
243 Linden Avenue
Coastal Site Plan-Demo & Rebuild Single Family House
Application #20-12.3
To be A/R

OTHER BUSINESS:

1. Bond Establishment for 80 Bradley Street
2. Referral from Pine Orchard Zoning Commission-Zoning Regulation Amendment
3. Bond Establishment for 1025-91 West Main Street (Branhaven Plaza)
4. 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.
5. Planner’s Report