



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 19, 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 for continuing PH thru 1/19/17
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, Time extension accepted, Continued until 1/19/17
3. 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

MINUTES: 01-05-17

CORRESPONDENCE:

OLD BUSINESS:

1. John & Lisa Heerdt-Applicants & Owners
24 Sunrise Cove
Coastal Site Plan
Application #16-10.8
**A/R 10/20/16, (Variance application continued
To 1/17/17 ZBA Meeting), time extension accepted,
Tabled from 1/5/17, WITHDRAWN**
2. Matthew Ginty, BNY Mellon N.A., Trustee
Clarence D. Fleming Jr.-Charitable Remainder Unitrust-
Applicant
Town of Branford (James B. Cosgrove)-Owner

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda-January 19, 2017

Page 2 of 2

2 Halstead Lane
Coastal Site Plan
Application#16-11.3
A/R on 11/17/16, Tabled from 1/5/17

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 12/15/16.
4. John A. Matthews-Applicant
Premier Realty Holdings, LLC,
Robert Alvine, President –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
5. 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
6. 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 1/5/17
7. 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 1/5/17

NEW BUSINESS:

1. 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
To be A/R

OTHER BUSINESS:

1. Planner's Report