



# 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 JANUARY 28, 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 opened 12/10/20 & continued from 1/14/21**
  
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 opened & continued from 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 1/28/21 (*Applicant has requested continuance to a future Commission meeting*)**
  
4. 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 set for 1/28/21**
  
5. Nicole Gerosa-Applicant & Owner  
23-25 Linden Avenue  
Special Exception- for Grading (Section 6.8)  
**Application #21-1.1**  
**A/R 1/14/21 & PH set for 1/28/21**
  
6. Lisa L. Lattanza-Applicant & Owner  
243 Linden Avenue  
Special Exception- Grading (Section 6.8)  
**Application #21-1.3**  
**A/R 1/14/21 & PH set for 1/28/21**

**MINUTES: 12/3/20 & 1/14/21**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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 & Tabled from 1/14/21**
  
2. 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**

3. 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 (Time Extension through 1/28/21 granted by the applicant's attorney)**
  
4. 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 (Time Extension through 1/28/21 granted by the applicant's attorney)**
  
5. 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 1/14/21**
  
6. 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, Tabled from 1/14/21**  
**WITHDRAWN**
  
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, Tabled from 1/14/21**
  
8. Lisa L. Lattanza-Applicant & Owner  
243 Linden Avenue  
Coastal Site Plan-Demo & Rebuild Single Family House  
**Application #20-12.3**  
**A/R 1/14/21 & Tabled from 1/14/21**

**NEW BUSINESS:**

1. Edward & Nancy Carroll-Applicant & Owner  
18 Sunrise Cove Camp  
Special Exception & Coastal Site Plan- Demo & Rebuild Single Family House  
**Application #21-1.2**  
**To be A/R & PH to be set**

2. John Ceneri-Applicant  
Patricia Montagnino (Trustee) –Owner  
24 New England Rd.  
Special Exception- Grading  
**Application#21-1.4**  
**To be A/R & PH to be set**
  
3. 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**  
**To be A/R & PH to be set**
  
4. Thomas Girard- Applicant & Owner  
42 Second Avenue  
Special Exception- Accessory Apartment  
**Application #21-1.6**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Planner's Report