



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 5, 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 accepted,
continued to 1/19/16**
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. Kingsbrook Development Corp.
c/o David W. Seymour, President-Applicant
Branford Partners, LLC, c/o John M. Aversa, M.D., Member-
Owner
84 North Main Street
Special Exception-Addition to an existing Medical Building
**Application #16-12.2
A/R 12/15/16, PH set for 1/5/17**
4. William DaSilva-Applicant
DaSilva & Sons LLC.-Owner
972 West Main Street
Special Exception- Fitness Facility
**Application #16-12.4
A/R 12/15/16, PH set for 1/5/17**

MINUTES: 12/15/2016

CORRESPONDENCE:

1. Correspondence from the Ct. Siting Council regarding modification of a telecommunications facility located at 405 Brushy Plain Road.
2. Correspondence from the Ct. Siting Council regarding installation of a back-up Generator located at 21 Acorn Road.

OLD BUSINESS:

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda-January 5, 2017

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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 12/20/16 ZBA Meeting), time extension accepted,
Tabled to 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 1/19/17
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, Applicant has requested
application be tabled to 1/19/17**
4. 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**
5. 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**

NEW BUSINESS:

1. Planning & Zoning Commission- Applicant
Zoning Regulation Amendment
Moratorium- 2 & Multifamily Development
For an additional six months in R-1 District
**Application #16-12.5
To be A/R and PH to be set**
2. Mark Richter-Applicant
ML Richter-Owner
3 Thimble Islands Road
Site Plan Modification-Exterior Cooler Relocation
**Application #16-12.6
To be A/R**

3. JB515,LLC c/o Jeffrey Brandfon-Applicant & Owner
515 West Main Street
Site Plan Modification- Drainage Relocation
Application #16-12.7
To be A/R

4. Tomasz Wycech-Applicant
JF Branford Properties, LLC-Owner
880 West Main Street
Site Plan Modification- Restaurant w/drive thru-(Burger King)
Application #16-12.8
To be A/R

5. David Silberkleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Site Plan- Bulk Storage
Application #17-1.1
To be A/R

OTHER BUSINESS:

1. CGS 8-24 – Referral regarding potential granting to the South Central Regional Water Authority of an easement from the Town over property it owns located at Piscitello Drive for installation and maintenance of a water main to connect Piscitello Drive to Laurel Hill Road.

2. Planner’s Report