



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405  
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## AGENDA PLANNING & ZONING COMMISSION THURSDAY JULY 15, 2021 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

### PUBLIC HEARINGS:

1. Montowese Development Group, LLC-Applicant  
John R. & Anne Hines-(Owners of 14 Buckley Rd.)  
Branford Building Supplies-(Owners of 16 Buckley Rd)  
Branford Building Supplies – (Owners of 0 Buckley Rd)  
14, 16 & 0 Buckley Road  
Special Exception & Coastal Site Plan –Open Space Residential Development  
**Application #21-3.11**  
**A/R on 4/1/21 & PH opened 5/20/21 and continued from 7/1/21**

### WITHDRAWN

2. Montowese Development Group, LLC-Applicant  
John R. & Anne Hines-(Owners of 14 Buckley Rd.)  
Branford Building Supplies-(Owners of 16 Buckley Rd)  
Branford Building Supplies – (Owners of 0 Buckley Rd)  
14, 16 & 0 Buckley Road  
Special Exception–Section 6.8 – Grading associated with an  
Open Space Residential Development  
**Application #21-6.7**  
**A/R on 7/1/21 & PH set for 7/15/21**

### WITHDRAWN

3. Syed Sami- Applicant  
Oil Barons Inc. c/o Robert Hartmann-Owner  
49 Leetes Island Road  
Special Exception Modification – Expand Convenience Store  
**Application #21-5.4**  
**A/R on 5/20/21 & PH set for 7/15/21**
4. Branford Electric RR Assn, Inc. c/o  
John Proto- Applicant & Owner  
45-55 & 46-52 Alex Warfield Rd.  
Special Exception - Grading (Section 6.8)  
**Application #21-4.7**  
**A/R on 5/6/21 & PH scheduled for 7/15/21**

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda July 15, 2021

Page 2 of 3

5. Christopher DeBell-Applicant & Owner  
173 Hotchkiss Grove Road  
Special Exception-Grading (Sec.6.8)  
Single Family Dwelling within  
100 feet of a wetland  
**Application #21-6.3**  
**A/R on 6/17/21 & PH set for 7/15/21**
  
6. Paul Santa Barbara-Applicant  
RCR Enterprises, LLC. c/o Christopher Russo  
57 East Industrial Road  
Special Exception- Container Storage &  
Site Plan- Sale & Distribution of Fuel Oil  
**Application #21-6.4**  
**A/R on 7/1/21 & PH set for 7/15/21**
  
7. David Plumey-Applicant  
Michael Balzano(Trustee)-Owner  
540 East Main Street (Units 10 & 11)  
Special Exception- Indoor Recreation  
**Application # 21-6.5**  
**A/R on 7/1/21 & PH set for 7/15/21**

**MINUTES: 3/4/21 2<sup>nd</sup> revision**  
**4/15/21 2<sup>nd</sup> revision**  
**6/3/21 revised**  
**7/1/21**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Amy Allen-Applicant  
Renz Development, LLC-Owner  
365 East Main Street  
Site Plan – Fast Food Restaurant  
**Application #21-6.1**  
**A/R 6/3/21, tabled from 7/1/21**
  
2. Elaine Johnson-Applicant  
GTR LLC, c/o Gavin Renz-Owner  
116 Montowese Street  
Site Plan- Retail Gift Shop  
**Application #21-6.8**  
**A/R on 7/1/21**

3. ALMR LLC, c/o David D'Atri- Applicant & Owner  
4 Three Elm Road  
Special Exception Modification-Multi Family Dwelling  
**Application #21-6.9**  
**A/ R on 7/1/21 & PH set for 9/2/21**

**NEW BUSINESS:**

1. Leopoldo Otero-Applicant  
Jazmin Vargas- Owner  
11 Circle Drive  
Special Exception-Accessory Apartment  
**Application #21-7.1**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Planner's Report
2. Recent Legislation