



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 JULY 16, 2020 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:

Please go to the following link: <https://zoom.us/j/86558587141>

- Password: 862118
- 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: 865 5858 7141 then press #
- Password: 862118
- 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 at
<https://tinyurl.com/Branford-CT-PZ>

PUBLIC HEARINGS:

1. Yale University-Applicant & Owner
Horse Island
Special Exception & Coastal Site Plan- Expansion of a Special Exception Use
Application # 20-6.4
To be A/R, PH set for 7/16/20

2. Statewide Development LLC,
c/o Robert Pesapane-Applicant & Owner
41 Brainerd Road
4 Lot Resubdivision
Application #20-4.3
A/R 6/4/20, PH, continued from 7/2/20

3. Tidal Basin, LLC., c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
PDD Modification/Master Plan Amendment- Residential Development as a use in
place of an approved hotel use
Application #20-5.4
A/R 6/4/20, PH continued from 7/2/20

4. 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 set for 7/16/20

5. 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 set for 7/16/20

MINUTES: 7/02/20

CORRESPONDENCE:

OLD BUSINESS:

1. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place
of an approved hotel use
Application #20-5.3
A/R 6/4/20, Tabled from 7/2/20

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, Tabled from 7/2/20

NEW BUSINESS:

1. Branford River Commons, LLC c/o Kenny Horton-Applicant
400 East Main Street Branford LLC-Owner
392-404 East Main Street
Special Exception- Office/Medical Building
Application # 20-7.1
To be A/R and Public Hearing to be set

OTHER BUSINESS:

1. Discussion- Interpretation of Section 7.12B
2. Street Tree Bond Release-14 Lanphier Cove Road Subdivision
3. Driveway and Landscaping Bond Release- 17,19&21 Lomartra Lane
4. Planner's Report