



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 1, 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 4/1/21 & PH opened 5/20/21 and continued from 6/17/21
2. Andrew Rainone-Applicant
KIOP Branford LLC, c/o Kimco Realty- Owner
1025-1091 West Main Street
Special Exception Minor Modification-Upgrade Security Lighting
Application #21-5.5
A/R 6/3/21 & PH opened and continued from 6/17/21

MINUTES: 6/17/21

CORRESPONDENCE:

OLD BUSINESS:

1. 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 5/20/21 & PH set for 7/15/21
2. 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 5/6/21 & PH scheduled for 7/15/21

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3. 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 6/17/21

4. Charles Potter-Applicant
Charles Potter & Laura Harris –Owners
2 Third Avenue
Site Plan & Coastal Site Plan – Two-Family Dwelling
Application #21-6.2
A/R 6/17/21, tabled from 6/17/21

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 6/17/21 & PH set for 7/15/21

NEW BUSINESS:

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–Section 6.8 – Grading associated with an
Open Space Residential Development
Application #21-6.7
To Be A/R & PH to be scheduled

2. Paul Santa Barbara-Applicant
RCR Enterprises, LLC. c/o Christopher Russo
57 East Industrial Road
Special Exception- Container Storage
Application #21-6.4
To be A/R 7/1/21 & PH set for 7/15/21

3. Elaine Johnson-Applicant
GTR LLC, c/o Gavin Renz-Owner
116 Montowese Street
Site Plan- Retail Gift Shop
Application #21-6.8
To be A/R

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4. David Plumey-Applicant
Michael Balzano(Trustee)-Owner
540 East Main Street (Units 10 & 11)
Special Exception- Indoor Recreation
Application # 21-6.5
To be A/R & PH set for 7/15/21

OTHER BUSINESS:

1. Time Extension Request for filing Mylar for Mariners Landing Project
2. Bond Release for 23 Laurel Street
3. Bond Release for 221 West Main Street
4. Bond Release for 80 Bradley Street
5. Planner's Report