



# PLANNING AND ZONING COMMISSION

---

1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 388 – 1255, Fax: (203) 315-2188

**MINUTES**  
**PLANNING & ZONING COMMISSION**  
**JULY 1, 2021**  
**REGULAR MEETING 7:00PM**

**Commissioners Present:** F. Russo, J. Lust, M. Palluzzi, C. Andres, J. Vaiuso, M. Liguori, J. Chadwick, P. Higgins.

**Commissioners Absent:**

**Staff Present:** H. Smith - Town Planner  
E. Breining – Assistant Town Planner  
M. Martin – Clerk  
Dylan Willette – Zoning Enforcement Officer

**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**

**Chairperson Andres continued the Public Hearing to the July 15, 2021 meeting.**

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**

**J. Vaiuso made a motion to deny the application.**  
**F. Russo seconded the motion which was approved unanimously.**

**MINUTES: 6/17/2021**

**M. Palluzzi asked that the June 17, 2021 minutes reflect she recused herself from the application at 8 Svea Avenue.**

**Joe Vaiuso made a motion to approve the June 17 minutes with this change.**

**Joe Chadwick Seconded that motion which passed unanimously.**

**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 to be set**

**This item was TABLED to the July 15 meeting.**

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**

**This item was TABLED to the July 15 meeting.**

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**

**This item was TABLED to the July 15 meeting.**

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**

**John Lust made a motion to approve with the condition listed below:**

1. Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.

**Joe Chadwick Seconded the motion which passed unanimously.**

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**

**This item was TABLED.**

**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**

**Chairman Chuck Andres said the Public Hearing was scheduled for July 15, 2021.**

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**

**This item was TABLED.**

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**

**This item was TABLED.**

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**

**This Item was TABLED.**

#### **OTHER BUSINESS:**

1. Time Extension Request for filing Mylar for Mariners Landing Project

**M. Palluzzi made a motion to approve a 90 day time extension**  
**Joe Chadwick seconded the motion which passed unanimously.**

2. Bond Release for 23 Laurel Street

**J. Chadwick made a motion to approve the release the bond for 23 Laurel Street in the amount of \$2,675.00.**  
**M. Palluzzi seconded the motion which passed unanimously.**

3. Bond Release for 221 West Main Street

**P. Higgins made a motion to approve the partial release of the bond for 221 West Main Street in the amount of \$10,400.00.**  
**J. Chadwick seconded the motion which passed unanimously.**

4. Bond Release for 80 Bradley Street

**M. Palluzzi made a motion to approve the release of the bond for 80 Bradley Street in the amount of \$2,000.00.**  
**Joe Viasuo seconded the motion which pass unanimously.**