



# PLANNING AND ZONING COMMISSION

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## MINUTES PLANNING & ZONING COMMISSION WEDNESDAY JULY 28, 2021 SPECIAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Chadwick, J. Vaiuso, J. Lust, F. Russo, P. Higgins,  
C. Andres, M. Liguori (arrived at & 7:08 p.m.)

Commissioners Absent: M. Palluzzi

Staff Present: H. Smith- Town Planner, E. Breining-Asst. Town Planner,  
M. Martin- Clerk

Chairperson Andres introduced the Commission and the Staff present.

### MINUTES: 7/15/2

J. Chadwick made a motion to approve the meeting minutes as written.  
P. Higgins seconded the motion which passed unanimously.

### OLD BUSINESS:

1. 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 & Tabled**

Gavin Renz (owner) represented the applicant and reviewed the application explaining the applicant proposes to open a gift shop. This is a change of use from Personal Services to Retail so a site plan application was required. There are no exterior changes proposed.

E. Breining reviewed the staff report.

### J. Lust made a motion to approve the application with the Conditions below:

1. The parking tabulation provided by the applicant shall be adjusted in consultation with the planning staff to indicate the categorization of all tenant spaces according to the listing of the Zoning Regulations Parking Table in Section 6.5.D.
2. The applicant and property owner acknowledge the non-compliance of the additional striped parking spaces in the rear of the building at 116 Montowese Street and shall establish an appropriate time frame for the Site Plan to be updated with these and any other changes that have been made.

**J. Chadwick seconded the motion which passed unanimously.**  
The meeting adjourned at 7:10 p.m.