



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, JUNE 15, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. Joel Laub- Applicant
LAM Properties (Thomas Holeva)-Owner
998 West Main Street
Special Exception- Car Sales
Application #17-5.1
A/R 5/4/17, PH continued from 6/1/17
2. Wayne Sandford- Applicant
Branford Electric Railway Association-Owner
45-55 & 46-52 Alex Warfield Road
Special Exception/Special Exception Modification & Coastal Site Plan - Wood Shop
(Public Hearing Waiver requested for Special Exception Modification-45-55 Alex Warfield Road)
Application #17-5.2
A/R 5/4/17, PH (for Special Exception for 46-52 Alex Warfield Road) continued from 6/1/17
3. 35 Jefferson Road LLC ,c/o Jeffrey Brandfon (member)-Applicant & Owner
35 Jefferson Road
Special Exception- Storage Trailer
Application #17-5.9
A/R 5/18/17, PH set for 6/15/17
4. Michael J. Bennett, (Bennett & Smilas Associates, Inc.-Applicant
101 North Branford Rd., LLC-Owner
101 & 115 North Branford Road
Special Exception- Industrial Building
Application #17-5.7
A/R 5/18/17, PH set for 6/15/17

MINUTES: 06-01-17

CORRESPONDENCE:

OLD BUSINESS:

1. 26 Cherry Hill Road LLC-Applicant & Owner
26 Cherry Hill Road
Zoning Map Amendment/Master Plan Amendment-
PDD Modification
Application #17-3.2
**A/R on 3/16/17, PH opened 4/20/17, PH closed 6/1/17, Decision
Required By 7/20/17.**

2. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
Special Exception-Interior Lot
Application #17-3.4
A/R on 4/6/17, PH opened 5/4/17, PH closed 5/18/17, continued from 5/18/17

WITHDRAWN

3. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
Re-subdivision-One (Interior) Lot
Application #17-3.3
A/R on 4/6/17, PH opened 5/4/17, PH closed 5/18/17, continued from 5/18/17

WITHDRAWN

4. Stonewall Lane Associates LLC.-
Charles F. Shelton Jr. (Managing Member)-Applicant
Andrew Porto-Owner
10 Cedar Street
Special Exception Modification- Office Building
Application #17-5.4
A/R 5/18/17, PH set for 6/15/17---WITHDRAWN
5. KIOP Branford, LLC-Applicant & Owner
1025-1091 West Main Street
Site Plan Modification- New Lighting
Application #17-5.5
A/R 5/18/17, Tabled from 6/1/17(Decision Required by 7/20/17)

NEW BUSINESS:

1. Vincent Chiochio-Applicant & Owner
157-171 Thimble Island Rd
Special Exception Modification-Multi Family Residence
Application #17-5.10
Tabled from 6/1/17
2. Leslie Greengard & Janice Blustein-Applicants & Owners
45A Cochecho Avenue
Coastal Site Plan
Application #17-5.11
Tabled from 6/1/17
3. Town of Branford- Applicant & Owner
185 Damascus Road
Special Exception-Intermediate School
Application #17-5.12
PH set for 7/6/17
4. Centercorp Retail Properties, Inc.-Applicant
870 North Main LLC-Owner
2 Commercial Parkway
Site Plan Modification-Fast Food Restaurant (Chipotle)
Application #17-6.1
To be A/R

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5. CGS 8-24 Transfer of interest of a portion of Old Cherry Hill Road (38-40 North Main St.) to 38-40 North Main Street, LLC.
6. Dow Realty(c/o Jeff Dow)-Applicant
622 Associates- Owner
618-622 Main Street
Site Plan-Printing & Publishing, Retail & Personal Service Establishment
Application #17-6.2
To be A/R
7. Gregory Marvinsmith-Applicant & Owner
Money Island (Assessor Parcel #32)
Coastal Site Plan –New Singe Family House
Application #17-6.3
To be A/R
8. John Bollier- Applicant
Yale University (Peabody Museum)-Owner
Horse Island
Coastal Site Plan- Composting Toilet
Application #17-6.4
To be A/R
9. Town of Branford (Planning & Zoning Commission)-Applicant
R-1 & R-2 Zoning Regulation Amendments
Application #17-6.5
To be A/R & PH to be set
10. Vincent Giordano, Jr.- Applicant
Branford Building Supplies- Owner
Buckley Rd. (G-9/000/013/00001)
Special Exception & CAM- Farm Planting/Grading
Application #17-6.6
To be A/R & PH to be set
11. Jennifer & Murat Gunel- Applicants & Owners
20 Summer Island Road-Special Exception & CAM-
In ground Swimming Pool
Application #17-6.7
To be A/R & PH to be set
12. Timothy J. Lee, Esq.-Applicant
Peter Panaroni- Owner
Zoning Regulation Amendment –
(Section 7.11) Contractor Business & Storage Yards
Application #17-6.8
To be A/R & PH to be set
13. SolarCity Corporation-Applicant
Town of Branford-Owner
48-86 Tabor Drive
Site Plan-Solar based Electrical Generating Facility to provide
power to the Town of Branford
Application #17-6.9
To be A/R

- 14. Douglas Colter (Executor)-
(Estates of Earl & Joyce Colter)-Applicant & Owner
152 & 158 Motowese Street
Site Plan-Rear Parking/Drainage Plan
Application # 17-6.10
To be A/R

OTHER BUSINESS:

- 1. Planner's Report