



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 17, 2021 REGULAR MEETING 7:00 P.M.

To Be Held by remote technology as authorized by Executive Orders 7B, 7I, and 12B.

The meeting may be accessed in real time in the following ways:

Joining with Computer through Zoom platform:

<https://us02web.zoom.us/j/82772420034>

Meeting ID: 827 7242 0034

- Password: 702647
- 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: 827 7242 0034 then press #
- Password: 702647
- 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
<https://tinyurl.com/Branford-CT-PZ>

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 6/3/21

2. DeMartino Development & Construction LLC, c/o Dominick
DeMartino-Applicant & Owner 96,102 & 104 Stony Creek Road
Special Exception – Grading (Section 6.8)
Application #21-4.8
A/R on 5/6/21 & PH set for 6/17/21

3. 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 to be rescheduled

4. Joseph Lepre-Applicant & Owner
8 Svea Avenue
Special Exception-Two Family Dwelling
Application #21-5.10
A/R 6/3/21 & PH set for 6/17/21

5. 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 set for 6/17/21

MINUTES: 6/03/21

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 to be set

2. Brenna Begley-Applicant
RGA Realty Management,
c/o Robert Audet-Owner
537-547 Main Street
Site Plan-Skincare Spa
Application #21-5.9
A/R 6/3/21

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

NEW BUSINESS:

1. Charles Potter-Applicant
Charles Potter & Laura Harris –Owners
2 Third Avenue
Site Plan & Coastal Site Plan – Two-Family Dwelling
Application #21-6.2
To be A/R

2. 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
To be A/R & PH to be set

OTHER BUSINESS:

1. Time Extension Request – 1 additional year for Section 6.8 (Grading) approval
58 East Industrial Drive.

2. Bond Establishment for 149 Cherry Hill Rd.

3. Planner’s Report