



# PLANNING AND ZONING COMMISSION

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1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

## AGENDA PLANNING & ZONING COMMISSION THURSDAY JUNE 18, 2020 REGULAR MEETING 7:00 P.M.

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

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

### Joining with Computer thus Zoom platform:

Please go to the following link: <https://zoom.us/j/86558587141>

- Password: 862118
- 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: 865 5858 7141 then press #
- Password: 862118
- 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 at*  
<https://tinyurl.com/Branford-CT-PZ>

**PUBLIC HEARINGS:**

1. Matt & Lisa Pasco-Applicant & Owner  
25 Fenway Road  
Special Exception & Coastal Site Plan - for grading for installation of flood ports and retaining wall for an existing single family home located at 25 Fenway Road.  
**Application #20-5.1**  
**A/R 6/4/20, PH set for 6/18/20**
  
2. Russo Real Estate, LLC  
c/o Keith Russo- Applicant & Owner  
58 East Industrial Road  
Special Exceptions – for new Contractor’s Business & Storage Yard and Grading & Earth Removal  
**Application # 20-5.2**  
**A/R 6/4/20, PH set for 6/18/20**

**MINUTES: 4/2/20 & 6/04/20**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Statewide Development LLC,  
c/o Robert Pesapane-Applicant & Owner  
41 Brainerd Road  
4 Lot Resubdivision  
**Application #20-4.3**  
**A/R 6/4/20, PH to be set**
  
2. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner  
4-6 Indian Neck Avenue  
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place of an approved hotel use  
**Application #20-5.3**  
**A/R 6/4/20, TABLED to 7/2/20**
  
3. Tidal Basin, LLC., c/o Edward Crowley-Applicant & Owner  
4-6 Indian Neck Avenue  
PDD Modification/Master Plan Amendment- Residential Development as a use in place of an approved hotel use  
**Application #20-5.4**  
**A/R 6/4/20, PH set for 7/2/20**

4. Mariners Landing, LLC,c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
Site Plan & Coastal Site Plan- Mixed Use Development  
**Application # 20-6.1**  
**A/R 6/4/20, PH to be set**
  
5. Mariners Landing, LLC,c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
3 Lot Resubdivision  
**Application # 20-6.2**  
**A/R 6/4/20, PH to be set**
  
6. Mariners Landing, LLC,c/o Sal Marottoli-Applicant  
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner  
60 Maple Street  
PDD Modification/Master Plan Amendment- Mixed Use Development  
**Application # 20-6.3**  
**A/R 6/4/20, PH to be set**

**NEW BUSINESS:**

1. Yale University-Applicant & Owner  
Horse Island  
Special Exception- Expansion of a Special Exception Use  
**Application # 20-6.4**  
**To be A/R, PH to be set**

**OTHER BUSINESS:**

1. Discussion- Interpretation of Section 7.12B
2. Discussion- Need for a peer review of Traffic Study for Mariner's Landing-  
60 Maple Street Application
3. Bond Release – 906 West Main Street
4. Planner's Report