



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405  
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## AGENDA PLANNING & ZONING COMMISSION THURSDAY JUNE 3, 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. Stony Creek Estates, LLC c/o Michael Di Gioia-Applicant & Owner  
47 Gould Lane  
Special Exception Modification-Residential Open Space Development-  
Modification to restriction on development of Units #'s 24-29 to be accessed via Luisa Court  
**Application #20-11.3**  
**A/R 11/5/20 & PH opened 4/15/21 & continued from 5/20/21**
2. Stony Creek Estates, LLC c/o Michael Di Gioia-Applicant & Owner  
47 Gould Lane  
Subdivision Modification-Residential Open Space Development-  
Modification to restriction on development of Units #'s 24-29 to be accessed via Luisa Court  
**Application #21-3.12**  
**A/R 4/1/20, PH opened 4/15/21 & continued from 5/20/21**
3. 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 and continued from 5/20/21**
4. 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 to be rescheduled**
5. Lazarus & Sargeat, c/o Steven Lazaruz-Applicant  
Shirley Martin & Allen William-Owners  
10 Buena Vista Road  
Special Exception- One car garage with loft  
**Application #21-5.8**  
**A/R on 5/20/21 & PH set for 6/3/21**
6. Will Brierley-Applicant  
Alison H. Brierly- Owner  
18 Whiting Farm Road  
Special Exception - Accessory Apartment  
**Application # 21-5.7**  
**To be A/R & PH set for 6/3/21**

**MINUTES: 5/20/21**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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 on 5/6/21 & PH to be set**

2. Syed Sami- Applicant  
Oil Barons Inc. c/o Robert Hartmann-Owner  
49 Leetes Island Road  
Special Exception Modification-Convenience Store  
**Application #21-5.4**  
**A/R 5/20/21 & PH to be set**

**NEW BUSINESS:**

1. Brenna Begley-Applicant  
RGA Realty Management,  
c/o Robert Audet-Owner  
539 Main Street  
Site Plan – Skincare Spa  
**Application #21-5.9**  
**To be A/R**
2. Joseph Lepre-Applicant & Owner  
8 Svea Avenue  
Special Exception-Two Family Dwelling  
**Application #21-5.10**  
**To be A/R & PH to be set**
3. Amy Allen- Applicant  
Renz Development, LLC-Owner  
365 East Main Street  
Site Plan – Fast Food Restaurant  
**Application #21-6.1**  
**To be A/R**
4. Andrew Rainone-Applicant  
KIOF Branford LLC, c/o Kimco Realty- Owner  
1025-1091 West Main Street  
Special Exception minor modification-Upgrade Security Lighting  
**Application #21-5.5s**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

- a. Time Extension Request – 1 additional year for Section 6.8(Grading) approval-  
58 East Industrial Drive.
- b. Partial Bond Release – 159 cherry Hill Road
- c. Partial Bond Release-81 Todds Hill Road
- d. Partial Bond Release-155 Cherry Hill Road
- e. Partial Bond Release-93 Todds Hill Road
- f. Bond establishment for 8 Howd Avenue
- g. Planner’s Report