



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 4, 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. Sound Development Group, LLC-Applicant
Melissa Maturo, et al-Owner
1151 West Main Street
Special Exception/Site Plan/ Coastal Site Plan – New Bank and Grocery Store and associated grading and earth movement.
Application #20-3.3
To be A/R, PH continued from 5/21/20
2. 8 Howd, LLC
c/o Nicholas Fischer-Applicant & Owner
8 Howd Avenue
Special Exception & Coastal Site Plan - Two-Family House
Application #20-3.2
A/R 4/2/20, PH continued from 5/21/20

MINUTES: 4/2/20 & 5/21/20

CORRESPONDENCE:

OLD BUSINESS:

1. 165-195 Main Street Branford LLC c/o
Kevin Curry –Applicant & Owner
165 & 195 Main Street
Special Exception-Convenience Store including request to waive parking requirement
Application#19-10.10
A/R 11/7/19, PH opened 1/9/20 - closed on 2/6/20, tabled from 4/16/20, PH re-opened and closed 5/21/20
2. Statewide Development LLC,
c/o Robert Pesapane-Applicant & Owner
41 Brainerd Road
4 Lot Resubdivision
Application #20-4.3
To be A/R, PH to be set
3. Matt & Lisa Pasco-Applicant & Owner
25 Fenway Road
Special Exception & Coastal Site Plan-Single family home & installation of flood ports and retaining wall within 100 ft. of critical coastal resources
Application #20-5.1
To be A/R, PH to be set
4. Russo Real Estate, LLC
c/o Keith Russo- Applicant & Owner
58 East Industrial Road
Special Exception- Contractor's Business & Storage Yard,
Grading & Earth Removal
Application # 20-5.2
To be A/R, PH to be set

NEW BUSINESS:

1. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
Site Plan & Coastal Site Plan- Residential Development as a use in place
of the approved hotel use
Application #20-5.3
To be A/R
2. 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 the approved hotel use
Application #20-5.4
To be A/R and PH to be set

3. 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
To be A/R

4. 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
To be A/R & 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
PDD Modification/Master Plan Amendment- Mixed Use Development
Application # 20-6.3
To be A/R & PH to be set

OTHER BUSINESS:

1. Discussion- Interpretation of Section 7.12B
2. Time Extension Request for #15-5.8 & #15-5.9 – (271 Brushy Plain Road)
3. Bond Release – 906 West Main Street
4. Appointment of a new Zoning Enforcement Officer
5. Bond Establishment – 3 Watrous Avenue
6. Planner's Report