



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 MARCH 4, 2021 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:

<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. John Petrofsky-Applicant
Virginia C. Borgia-Owner
8 Sawmill Road
Special Exception-for Grading (Section 6.8)
Application #20-12.2
A/R 12/10/20, PH opened 1/28/21, continued from 2/18/21

2. Edward & Nancy Carroll-Applicant & Owner
18 Sunrise Cove Camp
Special Exception & Coastal Site Plan- Demo & Rebuild Single Family House
Application #21-1.2
A/R 1/28/21 & PH opned 2/18/21, continued from 2/18/21

3. 56 Stony Creek Rd. Inc.c/o Leigh Small-Applicant
Farids Stony Creek LLC c/o Tariq Farid-Owner
56 Stony Creek Road
Special Exception- Grading (Section 6.8)
Application #21-1.5
A/R 1/28/21 & PH opened 2/18/21 & continued from 2/18/21

MINUTES: 2/18/21

CORRESPONDENCE:

OLD BUSINESS:

1. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Road
PDD Master Plan- Mixed Use (Marina & Residential)
Application #20-10.4
A/R 10/15/20, PH closed 2/18/21 & Tabled

2. Stony Creek Estates, LLC-Applicant & Owner
47 Gould Lane
Special Exception Modification-Residential Open Space Development-
Modification to restriction on development of 10, 12, & 14 Luisa Court
Application #20-11.3
A/R 11/5/20 & PH to be set by Staff and Chairperson, tabled from 2/18/21

3. Karen Yarasavage & Kevin Genda-Applicants & Owners
24 Wakefield Road
Special Exception & Coastal Site Plan-Grading (Section 6.8)
Application #21-2.1
To be A/R & PH to be set by Staff and Chairperson

4. Beacon Communities-Applicant
Branford Housing Authority-Owner
115 South Montowese Street (Parkside Village I)
Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use
Appeals) - **Application #17-9.6**

Action to Modify decision as directed by the State of Connecticut Superior Court decision regarding *Housing Authority of the Town of Branford, et al. v. Town of Branford Planning and Zoning Commission (Docket nos. HHD-CV19-6115394-S and HHD-CV20-6122425-S)*
Tabled from 2/18/21

5. Premier Realty Holdings II, LLC c/o Robert Alvine-Applicant & Owner
132 Ivy Street
Special Exception- Vehicle Delivery Facility
Application #21-2.4
To be A/R & PH to be set by Staff & Chairperson
6. Jay Gauvin-Applicant & Owner
65 Dorchester Lane
Special Exception- Grading(Section 6.8) for New Home
Application #21-2.5
To be A/R & PH to be set by Staff & Chairperson
7. Emilie Penner Greene-Applicant
Scott Penner –Owner
1036-1040 Main Street
Special Exception- Restaurant /Café
Application #21-2.6
To be A/R & PH to be set by Staff & Chairperson

NEW BUSINESS:

1. Ceres Farm, LLC c/o Caius Mergy-Applicant
LCM Properties, LLC c/o Joseph Mineri-Owner
101 & 115 North Branford Road
Special Exception- Brewery with Tasting Room
Application #21-2.7
A/R 2/18/21 & PH to be set
2. Victor J. Cassella- Applicant
Marilyn Cassella, Trustee-Owner
23 Prospect Hill Rd.
Special Exception & CAM- Grading (Section 6.8) for a new home
Application #21-2.8
To be A/R & PH to be set
3. 48 Leetes Island Rd Petroleum LLC,
c/o Syed Sami-Applicant & Owner
42 Leetes Island Road
Special Exception- Site & design changes
Application #21-2.9
To be A/R & PH to be set
4. Town of Branford, c/o James Cosgrove-Applicant & Owner
747-749 East Main Street
Site Plan-Addition to Cosgrove Animal Shelter
Application #21-2.11
To be A/R

5. Andrew Rainone-Applicant
KTOP Branford LLC,c/o Kimco Realty- Owner
1025-1091 Wes Main Street
Special Exception- Add a drive up ATM machine to existing bank
Application #21-3.1
To be A/R

OTHER BUSINESS:

1. Establish Bond for 14 & 20 Lomartra Lane
2. Establish Bond for 8 Louis Drive
3. Bond Release for 26 Summer Island Road
4. Bond Release for 14 Old Hickory Road
5. Establish Bond for 148-172 Main Street
6. Planner's Report