



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 MAY 20, 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 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 5/6/21
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 5/6/21
3. Sound Real Estate LLC,c/o Dan Merriam-Applicant
101 West Main St. Branford LLC c/o Jeanne Tahnk-Owner
101 West Main Street
Special Exception- Car Storage Parking Lot
Application #21-3.6
A/R 3/4/21 & PH opened and continued from 5/6/21
4. Emily Abruzzo- Applicant
Gerald John Bodziak & Emily Abruzzo- Owners
28 Pine Tree Drive
Special Exception- Accessory Apartment
Application #21-3.10
A/R 5/6/21 & PH set for 5/20/21
5. Marc Reed- Applicant & Owner
46 Parish Farm Road
Special Exception- Accessory Apartment & Oversized Accessory Structure
Application #21-3.4
A/R 3/4/21 & PH set for 5/20/21
6. Marc Reed- Applicant & Owner
46 Parish Farm Road
Special Exception- Grading(Section 6.8)-
Installation of a Septic Tank
Application #21-5.3
To be A/R & PH set for 5/20/21
7. 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 set for 5/20/21

8. Guy Ferraro- Applicant
Kaminskas R & L Trustees,c/o Romualdas A. Kaminskas Jr.-
Owner
540 East Main St. (Unit 7)
Special Exception- Wholesale Furniture with 20% Retail Use
Application #21-5.2
A/R 5/6/21 & PH set for 5/20/21

9. Amy Sherman (Trustee)-
Applicant & Owner
130 Pawson Road
Special Exception for Grading (Section 6.8) &
Coastal Site Plan – In ground pool
Application #21-5.1
A/R 5/6/21 & PH set for 5/20/21

10. Martha McDowell-Applicant & Owner
8 Holly Lane
Special Exception – Grading (Section 6.8)
Application #21-4.9
A/R 5/6/21 & PH set for 5/20/21

MINUTES: 5/6/21

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

NEW BUSINESS:

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

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

3. Will Brierley-Applicant
Alison H. Brierly- Owner
18 Whiting Farm Road
Special Exception - Accessory Apartment
Application # 21-5.7
To be A/R & PH to be set

4. 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

5. Joseph Lepre-Applicant & Owner
8 Svea Avenue
Special Exception-Two Family Dwelling
Application #21-5.10
To be A/R & PH to be set

OTHER BUSINESS:

1. Time Extension Request for filing Mylar - 8 Howd Ave. Subdivision
2. Planner's Report