



# PLANNING AND ZONING COMMISSION

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1019 Main Street, PO Box 150, Branford, CT 06405

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## AGENDA PLANNING & ZONING COMMISSION THURSDAY MAY 21, 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. A. Secondino & Son, Inc., c/o Alfred Secondino – Applicant  
Bittersweet Partners LLC, & Alterra Holdings, LLC- Owners  
779-803 East Main Street & 21 Sycamore Way  
Special Exception – New Laboratory Office building & associated grading and earth movement  
**Application #19-12.1**  
**A/R 12/5/19, PH opened 2/20/20, continued from 4/16/20**
2. 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 set for 5/21/20**
3. 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 set for 5/21/20**
4. 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 set for 5/21/20**

**MINUTES: 4/2/20 & 5/07/20**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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**
2. 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**

**NEW BUSINESS:**

1. Informal Review of Branford River PDD, 2,5,4-6 Indian Neck Avenue-Branford River PDD- a Master Plan amendment is sought to allow a change to the previously approved Hotel use to an approximately 30-unit multi-family residential development.
2. 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**

**OTHER BUSINESS:**

1. Planner's Report