



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 6, 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. 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 to 5/6/21
2. 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 Modification
Application #21-4.3
A/R 4/15/21 & PH waiver requested
3. 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 to 5/6/21
4. 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 and continued to 5/6/21
5. 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 set for 5/6/21
6. Emily Abruzzo- Applicant
Gerald John Bodziak & Emily Abruzzo- Owners
28 Pine Tree Drive
Special Exception- Accessory Apartment
Application #21-3.10
To be A/R & PH set for 5/6/21
7. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment –Amend Sections 5.10 & 6.5 (Parking Requirements)
Application #21-4.2
A/R 4/15/21 & PH set for 5/6/21
8. Emilie Penner Greene-Applicant
Scott Penner –Owner
1136-1040 Main Street
Special Exception- Restaurant
Application #21-2.6
A/R 2/18/21 & PH set for 5/6/21

MINUTES: 4/01/21, 4/15/21
CORRESPONDENCE:
OLD BUSINESS:

1. 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

2. 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 & PH to be set

NEW 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
To be A/R & 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
To be A/R & PH to be set

3. Martha McDowell-Applicant & Owner
8 Holly Lane
Special Exception – Grading (Section 6.8)
Application #21-4.9
To be A/R & PH to be set

4. 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
To be A/R & PH to be set

5. Guy Ferraro- Applicant
Kaminskas R & L Trustees,c/o Romualdas A. Kaminskas Jr.-
Owner
Special Exception- Wholesale Furniture with 20% Retail Use
Application #21-5.2
To be A/R & PH to be set

OTHER BUSINESS:

1. Discussion of possible changes to the Zoning Regulations re: Residential Solar
2. Interpretation Confirmation of Section 4.8H & Section 2.2
3. Bond Establishment for 93 Todds Hill Rd (Lot 9)
4. Bond Establishment for 155 Cherry Hill Rd (Lot 14)
5. Exit 56 Discussion (update)
6. Planner's Report