



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 NOVEMBER 19, 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. 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
A/R 6/4/20, Decision Required by Date: same as Application #20-6.3

2. 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
A/R 6/4/20, PH opened 7/16/20, continued from 11/05/20
Public Hearing must close by: 11/17/20 (35 +90 days-EO 7I), Time Extension to 11/19/20 granted by Applicant

3. 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
A/R 6/4/20, PH opened 7/16/20, continued from 11/05/20 from 9/17/20
Public Hearing must close by: 11/17/20 (35 +90 days-EO 7I), Time Extension to 11/19/20 granted by Applicant

4. Vox Church c/o Tom Holeva-Applicant
131 Commercial Pkwy LLC c/o Robert Sachs-Owner
131 Commercial Pkwy- Bldg. 4
Special Exception- House of Worship
Application #20-8.4
A/R 9/3/20 & PH opened 10/1/20, continued from 11/05/20

5. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road
Special Exception for Grading (Section 6.8) for Lot 2
Application #20-9.6
10/15/20 & PH set for 11/19/20

6. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road & 54 Kenyon
Special Exception for Grading (Section 6.8) for Lot 3
Application #20-9.7
A/R 10/15/20 & PH set for 11/19/20

7. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road & 54 Kenyon
Special Exception- Grading (Section 6.8) for Lot 4
Application #20-9.8
A/R 10/15/20 & PH set for 11/19/20

8. Ashley Kelley Flynn-Applicant
Sean Flynn & Ashley Kelley Flynn- Owners
65 Applewood Road
Special Exception- Accessory Apartment

Application #20-11.1
A/R and PH set for 11/19/20

MINUTES: 10/15/20 & 11/5/20

CORRESPONDENCE:

OLD BUSINESS:

1. 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 an approved hotel use
Application #20-5.4
A/R 6/4/20, PH closed on 9/17/20, Tabled from 11/5/20
2. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place of an approved hotel use
Application #20-5.3
A/R 6/4/20, Tabled from 10/1/20
Decision Required by Date: same as Application #20-5.4
3. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
367,373-375 & 377 East Main Street
PDD/ Master Plan Amendment-Mixed Use Development
Application #20-8.9
A/R on 9/3/20 & PH opened 10/1/20, PH closed 11/5/20
4. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
367,373-375 & 377 East Main Street
Site Plan - Mixed Use Development
Application #20-8.10
A/R 9/3/20 & PH opened 10/1/20, PH closed 11/5/20
5. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
367,373-375 & 377 East Main Street
Special Exception- Grading & Earth Removing Activities (Section 6.8)
Application #20-10.1
A/R 10/1/20 & PH opened 10/15/20, PH closed 11/5/20
6. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
Zoning Regulation Amendment to Section 5.4.E (Maximum Bldg. Height)
Application #20-8.12
A/R on 9/3/20 & PH closed 11/5/20

NEW 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 date to be set by Staff and Chairperson
2. Indian Neck Yacht Club c/o Carl Berlepsch-
Applicant & Owner
87 Harding Avenue
Special Exception for Grading (Section 6.8) for Replacement
Of a Gas Tank
Application #20-10.6
A/R 11/5/20 & Tabled from 11/05/20, PH date to be set by Staff and Chairperson
3. 37 Burban Dr. Associates, LLC, 41 Burban Dr. Associates, LLC c/o
Anthony Massimino-Applicant & Owner
37 & 41 Burban Drive
Subdivision Modification
Application #20-11.2
A/R 11/05/20 & Tabled from 11/05/20
4. 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
5. 9 Elm Street LLC, c/o Kevin O'Neill-Applicant & Owner
9 Elm Street
Special Exception Modification-Drainage Improvements, Grading
Application #20-11.4
A/R 11/05/20, PH date to be set by Staff and Chairperson
6. Nitenday Associates, Inc. c/o Kenneth S. Ginsberg- Applicant & Owner
221 West Main Street
Special Exception Modification- Landscaping
Application #20-11.5
To be A/R
7. 49 Leetes Island Rd, LLC –Applicant
Oil Barons Inc.-Owner
49 Leetes Island Road
Special Exception Modification- Convenience Store
Application #20-11.6
To be A/R & PH to be set
8. Bright & Early Daycare, c/o April Lukasik-Applicant & Owner
312 East Main Street
Special Exception- Child Daycare Center
Application #20-11.7
To be A/R & PH to be set

9. Gerald Mastrangelo-Applicant & Owner
269 Shore Drive
Coastal Site Plan –Demo & rebuild garage
Application #20-11.8
To be A/R

10. Tracey Milles- Applicant & Owner
148-172 Main Street
PDD/Master Plan Modification-Change first floor use from Office to Residential
Application #20-11.9
To be A/R & PH to be set

OTHER BUSINESS:

1. Schedule of 2021 Planning & Zoning Commission Meetings
2. Planner’s Report