



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 5, 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>

OTHER BUSINESS:

1. **EXECUTIVE SESSION** – To discuss strategy in the pending matter of Housing Authority of the Town of Branford, et al. v. Town of Branford Planning and Zoning Commission, Docket Nos. HHD-CV-19-6115394-S and HHD-CV-20-6122425-S

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
3 Lot Resubdivision
Application # 20-6.2
A/R 6/4/20, PH opened 7/16/20, continued from 10/15/20 from 9/17/20
Public Hearing must close by: 11/17/20 (35 +90 days-EO 7I)
2. 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 10/15/20 from 9/17/20
Public Hearing must close by: 11/17/20 (35 +90 days-EO 7I)
3. 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 10/15/20
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
PDD/ Master Plan Amendment-Mixed Use Development
Application #20-8.9
A/R on 9/3/20 & PH opened 10/1/20, continued from 10/15/20
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
Site Plan - Mixed Use Development
Application #20-8.10
A/R 9/3/20 & PH opened 10/1/20, continued from 10/15/20
6. 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

7. 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 continued from 10/15/20

8. Debra Gottschalk-Applicant & Owner
31 Buena Vista Road
Special Exception-Home Occupation
Application #20-10.2
A/R 10/15/20 & PH set for 11/5/20

MINUTES: 10/15/20

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 opened on 7/2/20, PH closed on 9/17/20, Tabled from 10/1/20
Decision Required by Date(w/o time extension) 11/21/20

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. 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

4. 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

5. 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

6. 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
7. Dennis & Lisa Bozzuto–Applicants & Owners
87 & 91 Stony Creek Road
Subdivision Modification
Application #20-10.3
A/R 10/15/20, Tabled to 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 to be set
2. Halstead LLC c/o Dominic Scarano Jr.-Applicant & Owner
1 Halstead Lane
Coastal Site Plan-FEMA Compliant House
Application #20-10.5
To be A/R
3. Indian Neck Yach 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
To be A/R
4. Ashley Kelley Flynn-Applicant
Sean Flynn & Ashley Kelley Flynn- Owners
65 Applewood Road
Special Exception- Accessory Apartment
Application #20-11.1
To be A/R and PH to be set
5. 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
To be A/R

OTHER BUSINESS (cont.):

2. Planner's Report