



# 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 SEPTEMBER 10, 2020 **SPECIAL 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. Statewide Development LLC,  
c/o Robert Pesapane-Applicant & Owner  
41 Brainerd Road  
4 Lot Resubdivision  
**Application #20-4.3**  
**A/R 6/4/20, PH, continued from 7/16/20**
  
2. 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 continued from 7/16/20, to recommence on 9/10/20 at Special  
Meeting of the Planning & Zoning Commission**
  
3. 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 to 9/17/20**
  
4. 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 to 9/17/20**
  
5. Michael Marshall –Applicant  
IBE, LLC- Owner  
48 North Branford Road  
Special Exception-Retail Sales  
**Application #20-8.2**  
**A/R, Pubic Hearing set for 9/3/20**

**MINUTES: 7/16/20 & 8/12/20**

**CORRESPONDENCE:**

## **OLD BUSINESS:**

1. 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 7/16/20**  
**Decision Required by Date: 11/5/20 (65 +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  
Site Plan & Coastal Site Plan- Mixed Use Development  
**Application # 20-6.1**  
**A/R 6/4/20, Tabled from 7/16/20, Continuance to 9/17/20 requested by applicant**  
**Decision Required by Date: 11/5/20 (65 +90 days-EO 7I)**

## **NEW BUSINESS:**

1. Branford River Commons LLC c/o Kenny Horton-Applicant  
400 East Main Street Branford LLC-Owner  
392-404 East Main Street  
Special Exception- Office/Medical Building  
**Application # 20-7.1**  
**A/R 7/16/20, Public Hearing set for 9/17/20**
2. Robert & Patricia Deschamps-Applicants & Owners  
257 Shore Drive  
Coastal Site Plan- Demo of existing house & rebuild FEMA compliant house  
**Application #20-8.3**  
**A/R on 9/3/17**
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 9/17/20 & PH to be set**
4. The Queach Corp. c/o Vincent Giordano-Applicant & Owner  
434 East Main Street  
Special Exception-General or Business Office  
**Application #20-8.6**  
**A/R on 9/3/20 & PH to be set**

5. Michelle Tournas-Applicant & Owner  
198 Hotchkiss Grove Road  
Special Exception-Reconstruct an Existing Garage  
**Application #20-8.7**  
**A/R on 9/3/20 & PH set for 9/17/20**
  
6. Doug Baldwin-Applicant  
Andrew P. Lovejoy-Owner  
133 Johnsons Point Road  
Special Exception- Accessory Apartment  
**Application #20-8.8**  
**A/R on 9/3/20 & PH set for 9/17/20**
  
7. 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 to be set**
  
8. 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 to be set**
  
9. 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  
Zoning Regulation Amendment to Section 5.4.E (Maximum Bldg. Height)  
**Application #20-8.12**  
**A/R on 9/3/20& PH to be set**
  
10. Statewide Development LLC, c/o  
Robert Pesapane-Applicant & Owner  
41 Brainerd Road  
Special Exception- Grading  
**Application #20-8.11**  
**A/R on 9/3/20 & PH to be set**

- 11. David D'Atri-Applicant & Owner  
4 Three Elm Road  
Special Exception Modification-ADA Compliant Parking Area  
**Application #20-9.1**  
**A/R ON 9/3/20 & PH SET FOR 9/17/20**

**OTHER BUSINESS:**

- 1. Time Extension (Subdivision Map filing time period) –Re-subdivision Modification, 292 Leetes Island Road –Ninety (90) day extension requested
- 2. Bond Release –(Surety Bond for 99 Cherry Hill Road)
- 3. CGS Section 8-24- Cosgrove Animal Shelter
- 4. DISCUSSION - Status of Governor Lamont's Executive Orders regarding holding remote meetings, future Commission meeting format
- 5. Planner's Report