



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 SEPTEMBER 3, 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. 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

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 from 7/16/20

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 from 7/16/20

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

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

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
To be A/R
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
To be A/R & 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
To be A/R & PH to be set
5. Michelle Tournas-Applicant & Owner
198 Hotchkiss Grove Road
Special Exception-Reconstruct an Existing Garage
Application #20-8.7
To be A/R & PH to be set
6. Doug Baldwin-Applicant
Andrew P. Lovejoy-Owner
133 Johnsons Point Road
Special Exception- Accessory Apartment
Application #20-8.8
To be A/R & PH to be set

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

10. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road
Special Exception- Grading
Application #20-8.11
To be A/R & PH to be set

11. David D'Stri-Applicant & Owner
4 Three Elm Road
Special Exception Modification-ADA Compliant Parking Area
Application #20-9.1
To be A/R & PH TO BE DETERMINED

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