



# PLANNING AND ZONING COMMISSION

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1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 488 – 1255, Fax: (203) 315 – 2188

## AGENDA PLANNING & ZONING COMMISSION THURSDAY MARCH 18, 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. John Petrofsky-Applicant  
Virginia C. Borgia-Owner  
8 Sawmill Road  
Special Exception-for Grading (Section 6.8)  
**Application #20-12.2**  
**A/R 12/10/20, PH opened 1/28/21, continued from 3/4/21**
  
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- Grading (Section 6.8)  
**Application #21-1.5**  
**A/R 1/28/21 & PH opened 2/18/21 & continued from 3/4/21**
  
3. Karen Yarasavage & Kevin Genda-Applicants & Owners  
24 Wakefield Road  
Special Exception & Coastal Site Plan-Grading (Section 6.8)  
**Application #21-2.1**  
**A/R 3/4/21 & PH set for 3/18/21**
  
4. Premier Realty Holdings II,LLC c/o Robert Alvine-Applicant & Owner  
132 Ivy Street  
Special Exception- Vehicle Delivery Facility  
**Application #21-2.4**  
**A/R 3/4/21 & PH set for 3/18/21**
  
5. Jay Gauvin-Applicant & Owner  
65 Dorchester Lane  
Special Exception- Grading (Section 6.8) for New Home  
**Application #21-2.5**  
**A/R 3/4/21 & PH set for 3/18/21**
  
6. Ceres Farm, LLC c/o Caius Mergy-Applicant  
LCM Properties, LLC c/o Joseph Mineri-Owner  
101 & 115 North Branford Road  
Special Exception- Brewery with Tasting Room  
**Application #21-2.7**  
**A/R 2/18/21 & PH set for 3/18/21**
  
7. Victor J. Cassella- Applicant  
Marilyn Cassella, Trustee-Owner  
23 Prospect Hill Rd.  
Special Exception & CAM- Grading (Section 6.8) for a new home  
**Application #21-2.8**  
**A/R 3/4/21 & PH set for 3/18/21**

8. BTB Group, c/o Albert F. Ridinger-Applicant & Owner  
17-29 South Main Street  
PDD Modification- Add "Schools" to list of permitted uses  
**Application #21-3.5**  
**A/R 3/4/21 & PH set for 3/18/21**

**MINUTES: 3/04/21**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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 by Staff and Chairperson, tabled from 3/4/21**
2. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use Appeals) - **Application #17-9.6**  
Action to Modify decision as directed by the State of Connecticut Superior Court decision regarding *Housing Authority of the Town of Branford, et al. v. Town of Branford Planning and Zoning Commission (Docket nos. HHD-CV19-6115394-S and HHD-CV20-6122425-S)*  
**Tabled from 3/4/21**
3. Emilie Penner Greene-Applicant  
Scott Penner –Owner  
1136-1040 Main Street  
Special Exception- Restaurant /Café  
**Application #21-2.6**  
**A/R 2/18/21 & PH to be set by Staff & Chairperson**
4. Dave Peck- Applicant  
48 Leetes Island Rd Petroleum LLC,  
c/o Syed Sami- Owner  
42 Leetes Island Road  
Special Exception- Site & design changes  
**Application #21-2.9**  
**A/R 3/4/21 & PH to be set by Staff & Chairperson**
5. Town of Branford, c/o James Cosgrove-Applicant & Owner  
747-749 East Main Street  
Site Plan-Addition to Cosgrove Animal Shelter  
**Application #21-2.11**  
**A/R 3/4/21**

6. Andrew Rainone-Applicant  
KTOP Branford LLC, c/o Kimco Realty- Owner  
1025-1091 West Main Street  
Special Exception- Add a drive up ATM machine to existing bank  
**Application #21-3.1**  
**A/R 3/4/21**
  
7. 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 to be set by Staff & Chairperson**
  
8. Conor Daley-Applicant & Owner  
548-552 Leetes Island Road  
Special Exception- Accessory Apartment  
**Application #21-3.2**  
**A/R 3/4/21 & PH to be set by Staff & Chairperson**

**NEW BUSINESS:**

1. Lauren Lest- Applicant  
Thomas Vailette-Owner  
650 Main Street  
Special Exception- Dog Grooming  
**Application #21-3.3**  
**To be A/R & PH to be set by Staff & Chairperson**
  
2. 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**  
**To be A/R & PH to be set by Staff & Chairperson**
  
3. BTB Group c/o Albert Ridinger-  
Applicant & Owner  
17-29 South Main Street  
Site Plan Modification- Adjustment to Landscaping Plan  
**Application #21-3.8**  
**To be A/R**

**OTHER BUSINESS:**

1. DISCUSSION – Possible changes to parking requirements in the Main Streets Overlay District
2. DISCUSSION – Possible Commission initiation of Zoning Map Amendment application to change zoning of existing PDD approved in 2015 for several properties at Exit 56 on I-95 – a.k.a. the “COSTCO” PDD
3. Establish Bond for 148-172 Main Street
4. Establish Bond for 131 Commercial Pkwy(Vox Church)
5. Approval of Appraiser for Brainerd Road Subdivision
6. Planner’s Report