



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, MARCH 2, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. Justin Gargano, CEO
Thimble Island Brewery-Applicant
Charles E. Weber, Jr. (managing member),
16 Business Park LLC. - Owner
16 Business Park Drive
Special Exception Modification-Expansion of Retail Space
Application #17-1.2
A/R 1/19/17, PH opened 2/16/17, Continued to 3/2/17

MINUTES: 02-16-17

CORRESPONDENCE:

1. Correspondence from the CT. Siting Council regarding an approval for tower sharing at an existing facility at 50 Maple Street.

OLD BUSINESS:

1. Solar City Corp. (c/o Robinson & Cole LLP.
Attorney Kenneth Baldwin)-Applicant
Town of Branford-Owner
100 Tabor Drive
Special Exception & CAM – for Solar-based electrical generating
Facility to provide power to Town of Branford facilities
Application #16-10.1
A/R 10/6/16, PH opened 11/17/16, Time Extension
granted for continuing PH thru 2/16/17, PH closed 2/16/17
2. Matthew Ginty, BNY Mellon N.A., Trustee
Clarence D. Fleming Jr.-Charitable Remainder Unitrust-
Applicant
Town of Branford (James B. Cosgrove)-Owner
2 Halstead Lane
Coastal Site Plan
Application #16-11.3
A/R on 11/17/16, Tabled from 2/16/17, Time extension granted
to 2/16/17.
WITHDRAWN
3. JF Branford Properties, LLC-Applicant & Owner
880 West Main Street
Special Exception Modification- Restaurant w/drive thru-(Burger King)
Application #16-12.8
A/R 1/5/17, Public Hearing waiver granted, Tabled from 2/16/17.

4. Stephen W. Perrotti- Applicant & Owner
22 Reynolds Lane
Special Exception- Garage
Application #17-2.1
A/R on 2/16/17, PH set for 4/6/17
5. Tracy Nigosanti –Applicant & Owner
190 Maple Street
Special Exception- Accessory Apartment
Application #17-2.2
A/R on 2/16/17, PH set for 3/16/17

NEW BUSINESS:

1. TPSC LLC.- Applicant & Owner
240 North Main Street
Site Plan- Covered Deck & Proposed Addition
Application #17-2.3
To be A/R
2. Birbarie 139 West Main LLC. c/o
George D. Birbarie-Applicant & Owner
139 West Main Street
Zoning Map Amendment-
Motor Vehicle Sales/ Limited Repair
Application #17-2.4
To be A/R
3. Peter A. Griswold-Applicant & Owner
Little Curtis Island
Coastal Site Plan
Application #17-2.5
To be A/R
4. Branford Yacht Club-Applicant & Owner
39 Goodsell Point Road
Coastal Site Plan
Application #17-2.6
To be A/R
6. Proletar Balliu- Applicant
Terry Brettman- Owner
684 East Main Street
Special Exception- General Business Office
Application #17-2.7
To be A/R & PH to be set
7. Matthew Cassella- Applicant
Larysa Cassella- Owner
11 Prospect Hill Road
Coastal Site Plan
Application #17-2.8
To be A/R

OTHER BUSINESS:

1. Cash Bond adjustment for 135,141, & 145 Cherry Hill Road to add nine property markers.
2. Planner's Report