



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405  
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## AGENDA PLANNING & ZONING COMMISSION THURSDAY SEPTEMBER 5, 2024 REGULAR MEETING 7:00 PM

This meeting will be held remotely, solely via ZOOM.

Please note this meeting will be held in accordance with Public Act 22-3 and all speakers will be asked to identify their name and title (if applicable) each time they speak.

Joining with Computer through Zoom platform:

<https://us02web.zoom.us/j/82772420034>

Meeting ID: 827 7242 0034

- 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.
- During Public Hearings if you do not wish to speak you may type your comments into the CHAT feature.
- Those joining through 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](#).
- If joining by mobile application click “more” in lower right corner and select raise hand.

Dialing in by Phone only:

- Please call: 1-646-558-8656
- When prompted for participant or meeting ID enter: 827 7242 0034 then press #
- 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 Public Act 22-3.

**PUBLIC HEARINGS:**

1. Faulkner Island Development LLC-Applicant  
Anthony J. Lasala (Trustee)-Owner  
1201 West Main Street  
Special Exception & Coastal Site Plan - Motor Vehicle Service  
**Application #24-5.4**  
**A/R 7/18/24 & PH opened 7/18/24 & continued from 8/7/24 with time extension**
2. Faulkner Island Development, LLC-Applicant  
Anthony J. Lasala (Trustee)-Owner  
1201 West Main Street  
Special Exception- Grading (Sec 6.8) for Motor Vehicle Service  
**Application #24-7.4**  
**A/R & PH opened on and continued from 8/7/24**
3. Pent Road LLC, c/o Joe Lepre-Applicant & Owner  
28 Kirkham St.(0 Elm St)  
Special Exception-Two Family Dwelling(s)  
**Application#24-5.9**  
**A/R 6/6/24 & PH opened 7/18/24 & continued from 8/7/24 with time extension**

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4. Pent Road LLC, c/o Joe Lepre-Applicant & Owner  
28 Kirkham St.(0 Elm St)  
Special Exception & Coastal Site Plan -Grading (Sec. 6.8)  
**Application #24-7.3**  
**A/R 7/18/24 & PH continued from 8/7/24**
5. A & R LLC c/o Aman Ulah-Applicant  
Fusco Branford Industrial c/o Louis R. Pepe-Owner  
5 East Industrial Road  
Special Exception- Gasoline filling Station & retail store above 3,000 sf  
**Application #24-8.2**  
**A/R & PH set for 9/5/24**
6. Elrac LLC c/o Attorney Bernie Pellegrino-Applicant  
AJGG Realty LLC c/o Paul Minichino- Owner  
4 Liesl Lane  
Special Exception- Automobile Leasing  
**Application #24-7.2**  
**A/R 7/18/24 & PH set for 9/5/24**
7. 0 East Main St. LLC c/o Patricia Robinson-  
Applicant & Owner  
80 East Main Street  
Special Exception-Two Family Dwelling  
**Application #24-7.1**  
**A/R 7/18/24 & PH set for 9/5/24**

**MINUTES:** July 18, 2024 & August 7, 2024

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. CP Branford LLC c/o Attorney John Knuff-Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner  
329 East Main Street aka 325 East Main Street  
PDD Master Plan  
**Application #24-6.4**  
**A/R 6/20/24 & PH opened 7/18/24 & closed 8/7/24**
2. CP Branford LLC c/o Attorney John Knuff-Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner  
329 East Main Street aka 325 East Main Street  
PDD Site Plan  
**Application #24-6.5**  
**A/R 6/20/24 & PH opened 7/18/24 & closed 8/7/24**
3. CP Branford LLC c/o Attorney John Knuff-Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner  
329 East Main Street aka 325 East Main Street  
Special Exception -Grading (Sec. 6.8)  
**Application #24-6.6**  
**A/R 6/20/24 & PH opened 7/18/24 & closed 8/7/24**
4. CP Branford LLC c/o Attorney John Knuff-Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner  
329 East Main Street aka 325 East Main Street  
3 Lot Subdivision  
**Application #24-6.7**  
**A/R 6/20/24 & PH opened 7/18/24 & closed 8/7/24**

5. Charles Watts-Applicant & Owner  
38 Howard Avenue  
Special Exception-Grading (Sec. 6.8) -Single Family Residence  
**Application #24-7.5**  
**A/R 7/18/24 & PH set for 9/19/24**

**NEW BUSINESS:**

1. Premier 200 North Main Realty LLC c/o R. Alvine-  
Applicant & Owner  
200 & 206 North Main Street  
Special Exception- Automobile Service Facility  
**Application #24-8.4**  
**To be A/R & PH to be set**
2. Alexander Grindley-Applicant & Owner  
179 Pawson Road  
Special Exception-Accessory Apartment  
**Application #24-8.5**  
**A/R & PH set for 9/19/24**
3. Alexander Grindley-Applicant & Owner  
179 Pawson Road  
Special Exception-grading (Sec. 6.8) for an Accessory Apartment  
**Application #24-8.6**  
**A/R & PH set for 9/19/24**
4. Elrac LLC c/o Attorney Bernard Pellegrino-Applicant  
AJGG Realty LLC c/o Paul Minichino-Owner  
4 Liesl Lane  
Special Exception- Grading (Sec. 6.8) for Automobile Leasing  
**Application # 24-8.7**  
**A/R & PH set for 9/19/24**
5. Sonia Shannon-Applicant & Owner  
9 East Main Street  
Special Exception- Two Family Residential  
**Application #24-8.8**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Bond Establishment- 66,76-82 Totoket Road & 0 Tweed Road
2. Bond Establishment- 60 Maple St. (Mariners Way)
3. Planner's Report