



## 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, OCTOBER 1, 2015 REGULAR MEETING 7:00 P.M. CANOE BROOK SENIOR CENTER 11 CHERRY HILL ROAD, BRANFORD, CT

REGULAR MEETING 7:00 P.M.

#### PUBLIC HEARINGS:

1. Stephanie Link- Applicant  
Town of Branford- Owner  
1009 Main Street  
Special Exception-Reconstruction of an accessory use (Playground)  
Application# 15-7.4  
A/R on 7/23/15, PH opened 9/3/15, continued to 10/1/15,  
TCRRB approved on 9/9/15.
2. Wayne Maculaitis – Applicant  
117 North Main St. – Owner  
117 North Main Street  
Special Exception- Service & Repairs/Used Car Sales  
Application #15-8.5  
A/R on 9/03/15, PH set for 10/1/15
3. Kyle Bradley- Applicant & Owner  
20 School Street  
Special Exception-Accessory Structure (Home Office/Storage)  
Application #15-9.1  
A/R on 9/3/15, PH set for 10/1/15
4. Stacey Bland- Applicant & Owner  
286 Linden Avenue  
Special Exception & Coastal Site Plan – Demolition &  
Construction of a New Single Family Home  
Application #15-9.2  
A/R on 9/3/15, PH set for 10/1/15

**MINUTES: 9-3-15 & 9-17-15 Meetings**

**CORRESPONDENCE:**

1. Notice of Public Hearing from the Town of East Haven  
Re: 91 Taylor Avenue

**OLD BUSINESS:**

1. Mark Cerrito- Applicant  
Robert & Phyllis Dacorte – Owners  
7 Venice Street  
Special Exception-(Garage for Business Workshop)  
Application #15-9.4  
A/R on 9/17/15, PH set for 10/15/15
2. Vincent Chiochio Jr.- Applicant & Owner  
157-171 Thimble Islands Road  
Special Exception & Coastal Site Plan-  
Construction of a Garage & Studio Addition  
Application #15-9.8  
A/R on 9/17/15, PH to be set, Tabled until 10/1/15

**NEW BUSINESS:**

1. Branford Land Development LLC- Applicant  
Marine Systems, Inc. - Owner  
50 Maple Street  
Site Plan Modification & Coastal Site Plan-  
Addition of 2 Light Poles as an accessory use to the dock  
Application #15-9.7
2. Branford Land Development, LLC. - Applicant & Owner  
2 & 5 Indian Neck Avenue (Lot 2 & 3)  
Modification of Master Plan-(to permit a third food truck at the Stony  
Creek Brewery parking lot)  
Application #15-9.11, PH to be set
3. Metro Star Capital, LLC- Applicant  
1 Church Street LLC. a/k/a One Church St. LLC-Owner  
First Piece: 256 Meadow St. Second Piece: 1 Church St.,  
Third Piece: Meadow St. (rear)  
(located within the Town Center Village District Area)  
PDD Site Plan & Coastal Site Plan  
Application #15-9.12

**OTHER BUSINESS:**

1. Planner's Report