



# 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, APRIL 19, 2018 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

#### REGULAR MEETING 7:00 P.M.

#### PUBLIC HEARINGS:

1. (David D'Atri), Almr LLC.-Applicant & Owner  
4 Three Elm Rd.  
Special Exception & Coastal Site Plan- Residential  
**Application #18-2.3**  
**A/R 3/1/18, PH opened 4/5/18 & continued from 4/5/18**
2. 250 North Main St. Branford LLC-Applicant  
J & J Property LLC- (Owner of 244 North Main St.)  
250 No Main St. LLC-(Owner of 250 North Main St.)  
244 & 250 North Main Street  
Special Exception- Retail Use building & (parking lot and associated site development, grading/excavation for site development and new traffic light)  
**Application #18-2.4**  
**A/R 3/1/18 PH opened 4/5/18 & continued from 4/5/18**
3. Carissa Beam & Katharine Gomes- Applicants  
Thomas F. Holeva (LAM Properties) - Owner  
875-915 West Main Street ( Unit 875)  
Special Exception- Fitness Studio  
**Application #18-3.1**  
**A/R 4/5/18 & PH set for 4/19/18**
4. Town of Branford- Applicant & Owner  
6-10 Linden Avenue  
Special Exception & Coastal Site Plan-  
Municipal Facility (Indian Neck Firehouse Renovation)  
**Application #18-3.4**  
**A/R 4/5/18 & PH set for 4/19/18**

#### MINUTES: 4/5/18

#### CORRESPONDENCE:

#### OLD BUSINESS:

1. Simon & Judy Gore-Grimes-Applicants & Owners  
199 Totoket Road  
Coastal Site Plan- In ground Swimming Pool, Pool House, and Walls  
**Application #18-3.2**  
**A/R 4/5/18 & Tabled from 4/5/18**

**NEW BUSINESS:**

1. John Bencivengo Jr.-Applicant  
Johnathan Smith- Owner  
560 East Main St. (Chowder Pot)  
Special Exception- Trailer Storage  
**Application #18-3.3**  
**A/R 4/5/18 & PH set for 5/17/18**
  
2. James Blackstone Memorial Library c/o  
Karen Jensen (Library Director)-Applicant & Owner  
758 Main Street  
Special Exception Modification- Library Addition  
**Application #18-4.2**  
**To be A/R & PH waiver requested**
  
3. Jeffrey Dow-Applicant  
620 Main Partners LLC.- Owner  
618-622 Main Street  
Site Plan Modification-Retail Building Awning  
**Application # 18.4.3**  
**To be A/R**
  
4. Two Sycamore Way Realty, LLC c/o  
Alfred J. Secondino-Applicant  
Glaser Holdings Inc.-Owner  
2 Sycamore Way  
Site Plan Modification- Assembling Business-Add loading dock to front of building  
**Application #18-4.4**  
**To be A/R**
  
5. Total Estates LLC ,c/o Joshua Onofrio-Applicant & Owner  
119 Cedar Street  
Special Exception-Multi Family  
**Application #18-4.5**  
**To be A/R and PH to be set**
  
6. Adam Spilka-Applicant  
Adam Spilka & Patricia Murphy-Owners  
26 Summer Island Road  
Coastal Site Plan-Single Family Home  
**Application #18-4.6**  
**To be A/R**
  
7. Joseph T. & Barbara A. Mascari-Applicants & Owners  
1179 Main Street  
Special Exception & Coastal Site Plan-Two Family Structure  
**Application#18-4.7**  
**To be A/R & PH to be set**

8. To consider and, if appropriate, approve a settlement of the matter of *Pawson Point, LLC vs. Planning and Zoning Commission of the Town of Branford*

**OTHER BUSINESS:**

1. Planner's Report

**EXECUTIVE SESSION**

1. Discuss strategy in the matter of *Pawson Point, LLC vs. Planning and Zoning Commission of the Town of Branford*