



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 APRIL 21, 2022
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN ST

PUBLIC HEARINGS:

1. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception- Grading (Section 6.8)
Application #22-1.4
A/R 1/20/22 & PH continued from 4/7/22
2. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owners of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception/CAM-Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH continued from 4/7/22
2. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
A/R 3/3/22 & PH set for 4/21/22
3. 9 Elm Street LLC, c/o Kevin O'Neill-Applicant
33 Elm Street
Zoning Map Change-R1 to IG1
Application #22-3.4
A/R 3/17/22 & PH set for 4/21/22
4. Joseph Grise c/o HPoint LLC-Applicant & Owner
45 West Haycock Pt. Rd.
Special Exception & Coastal Site Plan-Single Family Home
Application #22-3.5
A/R 3/17/22 & PH set for 4/21/22

MINUTES: 4/7/22

CORRESPONDENCE:

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OLD BUSINESS:

1. Proposed Affordable Housing Plan-**Public Hearing set for May 19, 2022.**

2. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy
& 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
A/R 11/18/21 & PH opened 2/17/22 & closed 3/17/22.

3. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy
& 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH opened 2/17/21 & closed 3/17/22.

4. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan-Multi-Family Residential Development
Application #21-11.4
A/R 11/18/21 & PH opened 1/20/22 & closed 3/17/22.

5. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD Site Plan/Cam – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH opened 1/20/22 & closed 3/17/22.

6. RHC Associates-Applicant & Owner
424-436 West Main Street
Special Exception Modification-Restaurant
Application #22-2.3
A/R 2/17/22 & PH opened 3/3/22 & closed 3/17/22.

7. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan
Application #22-2.5
A/R 3/3/22

8. Justin Gargano-Applicant
Charles Weber Jr. c/o 16 Business Park LLC-Owner
16 Business Park Drive
Site Plan Modification- Add patio & landscaping to Brewery
Application # 22-3.6
A/R on 3/17/22

9. Ron & Marie Cervero-Applicants & Owners
44 Flat Rock Road
Special Exception-Oversized Accessory Structure (Construction of a Two Car
Garage)
Application #22-3.7
A/R 4/7/22 & PH set for 5/5/22

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10. Robert & Elena McLean-Applicants & Owners
26 Old New England Road
Special Exception- Single Family Home
Application #22-3.8
A/R 4/7/22 & PH to be set

11. Dream Machines LLC & Cavu Holdings LLC c/o
Gerald Beaton-Applicant & Owner
226 North Main Street
Special Exception-Automotive Sales
Application #22-3.10
A/R 4/7/22 & PH set for 5/5/22

12. Sunrise Cove Association Inc. (Sunrise Cove Camp) c/o
Robert Caldarella-Applicant
Zoning Regulation Amendment-Amend Section 3.3A and
add new Section 3.5 (Pre-existing summer cottage/camp
site).
Application #22-4.1
A/R 4/7/22 & PH set for 5/5/22

13. Robert Mangino-Applicant
Shrestha Management CCC-Owner
230 East Main Street
Site Plan-Restaurant/Convenience Store
Application #22-4.2
A/R 4/7/22

NEW BUSINESS:

1. Vigliotti Construction-Applicant & Owner
99 Todd's Hill Road (Lot 4 & 5)
Subdivision Modification (Section 6.10)
Application # 22-4.3
To be A/R

OTHER BUSINESS:

1. Bond Establishment for 383 East Main Street
2. Planners Report