



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

### DISCUSSION

1. Setting of a Public Hearing Date for the Draft Affordable Housing Plan

### PUBLIC HEARINGS:

2. 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 set for 4/7/22**
3. 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 set for 4/7/22**
4. Nitenday Associates, LLC c/o Ken Ginsberg-  
Applicant & Owner  
221 West Main St. (Unit 7)  
Special Exception- Indoor Recreation  
**Application #22-2.4**  
**A/R 3/3/22 & PH set for 4/7/22**
5. Stephen & Rita Prota-Applicants & Owners  
36 Greenfield Avenue  
Special Exception- Attached two car Garage  
**Application #22-3.1**  
**A/R 3/3/22 & PH set for 4/7/22**

**MINUTES: 3/17/22 & 3/24/22**

**CORRESPONDENCE:**

### OLD BUSINESS:

1. 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.**

**TOWN OF BRANFORD PLANNING AND ZONING COMMISSION**

**Agenda April 7, 2022**

**Page 2 of 3**

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- Warehouse Distribution, E-commerce &  
Fulfillment Centers  
**Application #21-11.10**  
**A/R 11/18/21 & PH opened 2/17/21 & closed 3/17/22.**
3. 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.**
4. 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.**
5. 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.**
6. Matthew & Stephanie Milano-Applicants & Owners  
125 Thimble Islands Road  
2 Lot Subdivision & Coastal Site Plan  
**Application #22-2.5**  
**A/R 3/3/22**
7. 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**
8. 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**
9. 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**
10. 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**  
**To be A/R**

**TOWN OF BRANFORD PLANNING AND ZONING COMMISSION**

*Agenda April 7, 2022*

*Page 3 of 3*

**NEW BUSINESS:**

1. Ron & Marie Cervero-Applicants & Owners  
44 Flat Rock Road  
Special Exception- Two Car Garage  
**Application #22-3.7**  
**To be A/R & PH to be set**
2. Robert & Elena McLean-Applicants & Owners  
26 Old New England Road  
Special Exception- Single Family Home  
**Application #22-3.8**  
**To be A/R & PH to be set**
3. Dream Machines LLC & Cavu Holdings LLC c/o  
Gerald Beaton-Applicant & Owner  
226 North Main Street  
Special Exception- Automotive Repairs  
**Application #22-3.9**  
**To be A/R & PH to be set**
4. Dream Machines LLC & Cavu Holdings LLC c/o  
Gerald Beaton-Applicant & Owner  
226 North Main Street  
Special Exception- Automotive Sales  
**Application #22-3.10**  
**To be A/R & PH to be set**
5. 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**  
**To be A/R & PH to be set**
6. Robert Mangino-Applicant  
Shrestha Management CCC-Owner  
230 East Main Street  
Site Plan-Restaurant/Convenience Store  
**Application #22-4.2**  
**To be A/R**

**OTHER BUSINESS:**

1. Bond Establishment for 75 Todds Hill Rd
2. Planners Report