



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 DECEMBER 5, 2019 REGULAR AND ANNUAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. Peter S. Kusterer-Applicant & Owner
3 Three Elms Road
Special Exception- Oversized Accessory Structure
Application #19-9.3
A/R 9/19/19 and PH continued from 11/21/19
2. 339 West Main St. LLC, c/o Jeffrey Brandfon-Applicant & Owner
339 West Main Street
Special Exception-Installation of a parking lot
Application #19-9.4
A/R 9/19/19 and PH continued from 11/21/19
3. SP Development LLC-Applicant & Owner
21 Summit Place
Special Exception- Incentive Housing Overlay District Apts.
Application #19-10.2
A/R 10/3/19, PH continued to 1/9/20
4. SP Development LLC- Applicant & Owner
21 Summit Place
Zoning Map Amendment-CP to IHOD
Application #19-10.3
A/R 10/3/19 PH continued to 1/9/20
5. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception- Interior (Rear) Lot (Lot 1 of a 3 Lot Resubdivision)
Application # 19-10.5
A/R 10/17/19 and PH set for 12/5/19

6. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception-(Lot 2 of a 3 Lot Resubdivision)
Application # 19-10.7
A/R 10/17/19 and PH set for 12/5/19

7. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception-(Lot 3 of a 3 Lot Resubdivision)
Application # 19-10.9
A/R 10/17/19 and PH set for 12/5/19

8. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
3 Lot Resubdivision
Application # 19-10.6
A/R 10/17/19 and PH set for 12/5/19

9. Nuzzo Properties LLC, c/o Anthony & Audra Nuzzo-
Applicants & Owners
736 East Main Street
Special Exception- Accessory Uses: Non-Agricultural Farm Events
Application # 19-10.8
A/R 10/17/19 and PH set for 12/5/19

10. Justin Gargano, c/o Thimble Island Brewery Co.-
Applicant & Owner
Zoning Regulation Amendment –The addition of a new accessory use-
“Food preparation for on-site consumption with a manufacturing facility that produces
food or beverage that is also sold at retail for on-site consumption” to the IG-2 zone is
proposed.
Application#19-10.11
A/R 11/7/19 & PH set for 12/5/19

MINUTES: 11/21/19

CORRESPONDENCE:

OLD BUSINESS:

1. 165-195 Main Street Branford LLC c/o
Kevin Curry –Applicant & Owner
165 & 195 Main Street
Special Exception-Convenience Store
Application#19-10.10
To be A/R & PH set for 1/9/20

2. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
ReSubdivision (15 lot)
Application #19-11.1
To be A/R & PH set for 1/9/20

NEW BUSINESS:

1. Eleanor Kelman-Applicant & Owner
16 Halls Point Road
CAM- an addition to an existing retaining wall
Application #19-11.3
To be A/R
2. Time Extension Request for PZ#13-10.4 (Special Exception) for 17-21 North Branford Rd.
3. A. Secondino & Son, Inc.,c/o Alfred Secondino –Applicant
Bitterweet Partners LLC, & Alterra Holdings, LLC- Owners
779-803 East Main Street & 21 Sycamore Way
Special Exception – Laboratory Office
Application #19-12.1
To be A/R

OTHER BUSINESS:

1. Election of Officers
2. Planner's Report