



# 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 9, 2021**  
**REGULAR MEETING 7:00 P.M.**  
**BRANFORD FIRE HEADQUARTERS**  
**45 NORTH MAIN STREET**

**PUBLIC HEARINGS:**

1. Robert Calderella-Applicant  
Pamela Everitt-Owner  
12 Sunrise Cove Camp  
Special Exception & Coastal Site Plan-  
Demo & Rebuild a Cottage  
**Application #21-7.5**  
**PH opened 9/2/21 & continued to 12/09/21 (Time Extension granted)**
2. Nick Magnotta-Applicant  
John & Rachel Brasile c/o Attorney Joseph Porto-Owners  
54 & 60 North Main Street  
Special Exception- Car Wash  
**Application #21-7.4**  
**PH opened 9/16/21 & continued from 11/18/21 (Time Extension granted)**
3. Nick Magnotta-Applicant  
John & Rachel Brasile c/o Attorney Joseph Porto-Owners  
54 & 60 North Main Street  
Special Exception-for Grading (Sec 6.8) for a Car Wash  
**Application #21-9.1**  
**PH opened 9/16/21 & continued from 11/18 /21 (Time Extension granted)**
4. BC Investment Property LLC, c/o Bruno Ciccone-  
Applicant & Owner  
175 Cherry Hill Road  
11 Lot ReSubdivision  
**Application #21-8.1**  
**A/R 9/2/21 & PH continued from 11/18/21 (Time Extension granted)**
5. Cherry Hill Estates, LLC c/o Joe Mineri-  
Applicant & Owner  
26 Cherry Hill Road  
PDD/Master Plan Amendment Modification  
**Application #21-10.3**  
**A/R 10/21/21 & PH set for 12/9/21**

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6. Cherry Hill Estates, LLC c/o Joe Mineri-  
Applicant & Owner  
26 Cherry Hill Road  
Special Exception Modification-Grading (Sec 6.8)  
**Application #21-10.4**  
**A/R 10/21/21 & PH set for 12/9/21**
7. Cherry Hill Estates, LLC c/o Joe Mineri-  
Applicant & Owner  
26 Cherry Hill Road  
Site Plan Modification-Multi Family Residential  
**Application #21-10.5**  
**A/R 10/21/21 & PH set for 12/9/21**
8. Planning & Zoning Commission- Applicant  
Zoning Regulation Amendment  
Moratorium-Cannabis Establishments  
For twelve (12) months in all zoning districts  
**Application #21-11.3**  
**A/R 11/18/21, PH set for 12/9/21**

**MINUTES: 11/18/2021**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Branford Summit Apartments LLC c/o Frank Vigliotti-  
Applicant & Owner  
5 & 13 Summit Place  
Zoning Map Amendment –To add to the Commerce Park (CP) Zone  
Incentive Housing Overlay Zone (IHOD) designation to properties  
at above addresses.  
**Application #21-9.2**  
**PH closed on 11/18/21**
2. Branford Summit Apartments LLC c/o Frank Vigliotti-  
Applicant & Owner  
5 & 13 Summit Place  
Special Exception-Multi-Family IHOD Development  
**Application #21-9.3**  
**PH closed on 11/18/21 (Time Extension granted)**
3. Branford Summit Apartments LLC c/o Frank Vigliotti-  
Applicant & Owner  
5 & 13 Summit Place  
Special Exception for Grading (Section 6.8) associated with IHOD  
Multi-Family Development  
**Application #21-9.5**  
**PH closed on 11/18/21**

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**NEW BUSINESS:**

1. Goodsell Point, LLC c/o Sal Marottoli-  
Applicant & Owner  
61, 65-71, 67 & 73 Goodsell Point Rd  
Site Plan/CAM - Mixed Use Development – (Marina & Residential)  
**Application #21-10.9**  
**A/R 11/4/21**
2. Goodsell Point, LLC c/o Sal Marottoli-  
Applicant & Owner  
61, 65-71, 67 & 73 Goodsell Point Rd  
Special Exception for Grading (Section 6.8) for a Mixed Use Development –  
(Marina & Residential)  
**Application #21-10.10**  
**A/R 11/4/21**
3. 61 Burban Associates LLC,c/o Joseph lamunno (Manager)-  
Applicant & Owner  
61 Burban Drive  
PDD/Master Plan-Multi-Family Residential Development  
**Application #21-11.4**  
**A/R 11/18/21**
4. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-  
Applicant & Owner  
61 Burban Drive  
Site Plan – Multi-Family Residential Development  
**Application #21-11.5**  
**A/R 11/18/21**
5. Branford Land Development LLC c/o Ed Crowley-  
Applicant & Owner- 5 Indian Neck Avenue  
Marine Systems Inc. c/o Christopher Anderson-  
Applicant & Owner- 50 Maple Street  
5 Indian Neck Ave & 50 Maple Street  
Site Plan Modification-Conversion of Office space to kitchen & add Patio  
**Application #21-11.7**  
**A/R 11/18/21**
6. FSI Acquisitions LLC c/o John Knuff-Applicant  
Zoning Regulation Amendment  
Amend 6.6E to add BL-HR (BL- Hybrid Rear) zone to table  
**Application #21-11.8**  
**A/R 11/18/21 & PH to be set**

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7. 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 to be set**
  
8. 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 to be set**
  
9. 119 Montowese LLC c/o Elena Cahill-Applicant & Owner  
119 Montowese Street  
Special Exception & Coastal Site Plan-Business Office Space  
**Application #21-11.11**  
**A/R 11/18/21 & PH to be set---WITHDRAWN**
  
10. Corey Stoll & Nadia Bowers Lovejoy-  
Applicants & Owners  
4 Tyler Avenue  
Special Exception Modification & Coastal Site Plan-  
Single Family Residence  
**Application #21-12.1**  
**To be A/R & PH to be set**
  
11. Sound Real Estate LLC, c/o Dan Merriam- Applicant  
45 Rose Hill Road LLC, c/o Paul Santa Barbara-Owner  
45 Rose Hill Road  
Special Exception- Car Storage Lot  
**Application #21-12.4**  
**To be A/R & PH to be set**
  
12. 375 Metro LLC, c/o Robert Smith- Applicant & Owner  
367,373-375 & 377,383 East Main Street  
PDD/Master Plan –Mixed Use Development  
**Application #21-12.5**  
**To be A/R & PH to be set**
  
13. 375 Metro LLC, c/o Robert Smith- Applicant & Owner  
367,373-375 & 377,383 East Main Street  
Special Exception- Grading (Section 6.8)  
**Application #21-12.6**  
**To be A/R & PH to be set**

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14. 375 Metro LLC, c/o Robert Smith- Applicant & Owner  
367,373-375 & 377,383 East Main Street  
Site Plan- Mixed Use Development  
**Application #21-12.7**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Conceptual Discussion- Proposed Incentive Housing Overlay Zone development-8 North Branford Road
2. Election of Officers
3. Bond Release - Commercial Pkwy (Vox Church)
4. Bond Establishment- 147 Cherry Hill Road
5. Bond Establishment- 20 Parish Farms Road
6. Bond Establishment – 141 North Main Street
7. Planner's Report