



# 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 FEBRUARY 15, 2024 REGULAR MEETING 7:00 PM

This meeting will be held remotely, solely via ZOOM.

Please note this meeting will be held in accordance with Public Act 22-3 and all speakers will be asked to identify their name and title (if applicable) each time they speak.

Joining with Computer through Zoom platform:

<https://us02web.zoom.us/j/82772420034>

Meeting ID: 827 7242 0034

- Only if your computer has a microphone for two way communication, then during a Public Hearing if you wish to speak press Raise Hand in the “participant” window. If you do not have a microphone you will need to call in on a phone in order to speak.
- During Public Hearings if you do not wish to speak you may type your comments into the CHAT feature.
- Those joining through use of a computer and ZOOM software should note that typing in your full name to view the meeting only (and not speak) is not required – a pseudonym may be used. A tutorial on how to join a Zoom meeting is available [here](#).
- If joining by mobile application click “more” in lower right corner and select raise hand.

Dialing in by Phone only:

- Please call: 1-646-558-8656
- When prompted for participant or meeting ID enter: 827 7242 0034 then press #
- You will then enter the meeting muted. During the Public Hearings if you wish to speak press \*9 to raise your hand. Again if you wish to speak you will need to give your name per Public Act 22-3.

**PUBLIC HEARINGS:**

1. Branford Real Estate LLC  
c/o Arian Prevalla-Applicant & Owner  
544 & 558 West Main Street  
Special Exception - Used Car Sales Dealership  
**Application #23-10.2**  
**A/R 11/2/23 & PH opened 1/4/24 & continued from 2/1/24**
2. 32 Prospect Hill LLC c/o John Lightfoot-Applicant & Owner  
34 Prospect Hill Road  
Special Exception-Accessory Structure (Garage)  
**Application #24-1.2**  
**A/R 1/4/24 & PH set for 2/15/24**
3. 35 Buena Vista LLC, c/o Matthew Steinfeld-Applicant & Owner  
35 Buena Vista Road  
Special Exception & Coastal Site Plan-Single Family Residence  
Grading (Sec. 6.8) & Oversized Accessory Structure  
**Application #24-1.3**  
**A/R 1/4/24 & PH set for 2/15/24**

4. Roger Holt- Applicant & Owner  
236 Pleasant Point Road  
Special Exception-Accessory Structure  
**Application #24-1.5**  
**A/R 1/18/24 & PH set for 2/15/24**

**MINUTES: 2/1/2024**

**CORRESPONDENCE:**

**OLD BUSINESS:**

**NEW BUSINESS:**

1. North Main Branford LLC, c/o Dan Iammuno-  
Applicant & Owner  
17 North Main Street  
Special Exception- Auto Body Repair  
**Application #24-2.1**  
**To be A/R & PH to be set**
2. 54 & 60 North Main St LLC, c/o Nick Magnotta-  
Applicant & Owner  
54 & 60 North Main Street  
Special Exception Modification-Car Wash  
**Application #24-2.2**  
**To be A/R & PH to be set**
3. Auriga II LLC 1/6 ET ALS c/o Gerald Kahn-  
Applicant & Owner  
0 Linden Avenue  
Special Exception- Marine Access Facility  
**Application #24-2.3**  
**To be A/R & PH to be set**
4. CP Branford LLC c/o John Knuff- Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner  
329 East Main Street aka 325 East Main Street  
PDD Master Plan  
**Application #24-2.4**  
**To be A/R & PH to be set**
5. CP Branford LLC c/o John Knuff- Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner  
329 East Main Street aka 325 East Main Street  
PDD Site Plan  
**Application #24-2.5**  
**To be A/R & PH to be set**
6. CP Branford LLC c/o John Knuff- Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner  
329 East Main Street aka 325 East Main Street  
Subdivision  
**Application #24-2.6**  
**To be A/R & PH to be set**

7. CP Branford LLC c/o John Knuff- Applicant  
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner  
329 East Main Street aka 325 East Main Street  
Special Exception- Grading (Sec. 6.8)  
**Application #24-2.7**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Planners Report