



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 17, 2022 REGULAR MEETING 7:00 P.M.

This meeting will be held remotely, via ZOOM.

Please note this meeting will be held in accordance with Public Act 21-2 and all speakers will be required to identify their name and title 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 though 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](#).

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 21-2.

PUBLIC HEARINGS:

1. 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 set for 2/17/22

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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 set for 2/17/22
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 set for 2/17/21
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 & continued from 2/3/22
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& continued from 2/3/22
6. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD Site Plan Modification- Mixed Use Development
Application #21-12.7
A/R 12/9/21 & PH continued from 2/3/22

MINUTES: 2/03/2022

CORRESPONDENCE:

OLD BUSINESS:

1. 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 opened 11/18/21, closed 2/3/22
2. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road

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Special Exception for Grading (Section 6.8)

Application #21-12.8

A/R 1/6/22 & PH opened 1/6/22 & closed 2/3/22

3. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Rd
PDD Site Plan/CAM - Mixed Use Development – (Marina & Residential)
Application #21-10.9
A/R 11/4/21 & PH opened 1/6/22 & closed 2/3/22
4. 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 & PH opened 1/6/22 & closed 2/3/22
5. 375 Metro LLC & 383 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
A/R 12/9/21 & PH closed 2/3/22
6. 383 Metro LLC, c/o Robert Smith- Applicant & Owner
383 East Main Street
Special Exception- Grading (Section 6.8)
Application #21-12.6
A/R 12/9/21 & PH closed 2/3/22
7. 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 & PH to be set
8. 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/Cam-Open Space Residential Development (OSRD)
Application #22-1.5
A/R
9. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Service
Application #22-1.6
A/R & PH set for 3/3/22

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10. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Sales
Application #22-1.7
A/R & PH set for 3/3/22

11. Jeffrey & Karen Leibowitz-Applicants & Owners
98-102 Seaview Avenue
Special Exception & Coastal Site Plan-Single Family House
Application #22-2.1
A/R & PH set for 3/3/22

12. William & Kimberlee Quinlan-Applicants & Owners
27 Halls Point Road
Special Exception-Home Office
Application #22-2.2
A/R and PH set for 3/3/22

13. RHC Associates-Applicant & Owner
424-436 West Main Street
Special Exception Modification-Restaurant
Application #22-2.3
A/R & PH set for 3/3/22

NEW BUSINESS:

1. Nitenday Associates, LLC c/o Ken Ginsberg-
Applicant & Owner
221 West Main St. (Unit 7)
Special Exception- Indoor Recreation
Application #22-2.4
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report