



# 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 JANUARY 20, 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. 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, continued from 1/6/22 (Time Extension granted)**

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2. BC Investment Property LLC, c/o Bruno Ciccone-  
Applicant & Owner  
175 Cherry Hill Road  
Special Exception for Grading (Section 6.8)  
**Application #21-12.8**  
**A/R 1/6/22 & PH opened 1/6/22 & continued to 1/20/22**
  
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 & continued to 1/20/22**
  
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 & continued to 1/20/22**
  
5. Corey Stoll & Nadia Bowers Lovejoy-  
Applicants & Owners  
4 Tyler Avenue  
Special Exception Modification & Coastal Site Plan-  
Single Family Residence  
**Application #21-12.1**  
**A/R 12/9/21 & PH opened 1/6/22 & continued to 1/20/22**
  
6. 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**  
**A/R 12/9/21 & PH opened 1/6/22 & continued to 1/20/22**
  
7. 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 set for 1/20/22**
  
8. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-  
Applicant & Owner  
61 Burban Drive  
PDD Site Plan – Multi-Family Residential Development  
**Application #21-11.5**  
**A/R 11/18/21 & PH set for 1/20/22**

**MINUTES: 1/6/2022**

**CORRESPONDENCE:**

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**OLD BUSINESS:**

1. 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 closed 12/9/21**
2. 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 closed 12/9/21**
3. 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**
4. 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**
5. 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**
6. 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 set for 2/3/22**
7. 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 set for 2/3/22**
8. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner  
367,373-375 & 377,383 East Main Street

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PDD Site Plan Modification- Mixed Use Development

**Application #21-12.7**

**A/R 12/9/21 & PH set for 2/3/22**

9. Daniel Rabin- Applicant  
Zoning Regulation Amendment-  
Addition of Solar Regulations  
**Application #21-12.9**  
**A/R 1/6/22 and PH set for 2/3/22**

**NEW BUSINESS:**

**OTHER BUSINESS:**

1. Planner's Report