



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

**MINUTES
PLANNING & ZONING COMMISSION
THURSDAY JANUARY 6, 2022
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET**

Commissioners Present: J. Chadwick, J. Vaiuso, F. Russo, C. Andres
Commissioners Absent: M. Palluzzi, M. Liguori, P. Higgins, S. Huttner
Staff Present: H. Smith (Town Planner), E. Breining-(Asst. Town Planner), M. Martin-Clerk
(viewed remotely)

Chairperson Andres explained they met in person due to the prior publication in the paper stating the in person meeting. But, due to covid concerns recently, they will meet via zoom going forward.

He then stated that the items on the agenda will be continued to the January 20 meeting.

H. Smith read the public hearing notice into the record.

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 12/9/21 (Time Extension granted)

This item was continued to the 1/20/22 meeting.

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 set for 1/6/22

This public hearing was opened and continued to the 1/20/22 meeting.

3. 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 & PH set for 1/6/22

This public hearing was opened and continued without testimony to the 1/20/22 meeting.

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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 set for 1/6/22

This public hearing was opened and continued without testimony to the 1/20/22 meeting.

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 set for 1/6/22

This public hearing was opened and continued to the 1/20/22 meeting.

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 set for 1/6/22

This public hearing was opened and continued to the 1/20/22 meeting

MINUTES: 12/9/2021

- J. Chadwick made a motion to approve the minutes.**
F. Russo seconded the motion which passed unanimously.

CORRESPONDENCE:

1. Equipment swap at a cell tower at 10 Sylvia Street.
2. Equipment swap at a cell tower at 850 West Main Street.

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

This was continued to the 1/20/22 meeting.

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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

This item was continued to the 1/20/22 meeting.

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 & PH set for 1/20/22
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 & PH set for 1/20/22
5. 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
6. 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

**The public hearing was set for 2/17/22 per the applicant's request.
A time extension was given by the applicant and accepted by the
Commission.**

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- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH to be set

**The public hearing was set for 2/17/22 per the applicant's request.
A time extension was given by the applicant and accepted by the
Commission.**

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8. 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 to be set

The public hearing was set for 2/3/22.

9. 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 to be set

The public hearing was set for 2/3/22.

10. 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 to be set

The public hearing was set for 2/3/22.

NEW BUSINESS:

1. Daniel Rabin- Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #21-12.9
To be A/R and PH to be set

The public hearing will be set by staff.

OTHER BUSINESS:

1. Planner's Report

H. Smith said there was an Affordable Housing Plan meeting last Monday. The consultant Will do a draft version of the plan after the public informational meeting is held. That meeting is set for January 10 via zoom. It will also be broadcast on BCTV (Branford Community TV) as well.