



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, JULY 12, 2018 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. Joseph DeSarbo-Applicant
Ash Realty Associates LLC-Owner
50 East Industrial Road
Special Exception-Wholesale Food Distributor
Application #18-6.7
A/R 6/21/18 & PH set for 7/12/18
2. 26 Cherry Hill Rd, LLC- Applicant & Owner
26 Cherry Hill Road
ReSubdivision-(2 Lot)
Application #18-4.8
A/R 5/17/18 & PH continued from 6/21/18
3. 26 Cherry Hill Rd, LLC- Applicant & Owner
26 Cherry Hill Road
Zoning Map Amendment/Master Plan Amendment-
PDD Modification
Application #18-4.9
A/R 5/17/18 & PH continued from 6/21/18

MINUTES: 6/21/18

CORRESPONDENCE:

OLD BUSINESS:

1. 250 North Main St. Branford LLC-Applicant
J & J Property LLC- (Owner of 244 North Main St.)
250 No Main St. LLC-(Owner of 250 North Main St.)
244 & 250 North Main Street
Special Exception- Retail Use building & (parking lot and
associated site development, grading/excavation for site
development and new traffic light)
Application #18-2.4
A/R 3/1/18 PH opened 4/5/18, closed 6/7/18 & Tabled from 6/7/18
2. John M. Mainetti & Gary Dinicola-Applicants & Owners
417-421 Leetes Island Road
Coastal Site Plan – Building Addition & Grading
Application # 18-6.4
A/R 6/7/18 & Tabled from 6/21/18

3. Lucia's Tailoring, LLC,
c/o Lucia Camarada-Applicant & Owner
504 & 524 Main Street
Special Exception-Mixed Use (Business & Apartment)
Application #18-6.6
A/R 6/21/18 & PH set for 7/26/18

4. Trinity Episcopal Church-Applicant
Town of Branford/ First Congregational Church of Branford-Owner
1109 Main Street
Special Exception Modification-Addition of accessible ramp & entrance
Application #18-5.11
A/R 6/7/18, PH waived, tabled from 7/21/18

NEW BUSINESS:

1. Gregory Marvinsmith –Applicant & Owner
Money Island(Parcel #32)
Coastal Site Plan-Single Family Home-Shoreline Flood &
Erosion Control Structure
Application #18-6.8
A/R

2. Branhaven Motors, Inc.,c/o
Robert Lavallee-Applicant
348 West Main Street, LLC- Owner
348-380 West Main Street
Special Exception Modification- Motor Vehicle Sales
Application #18-6.9
To be A/R & PH to be set

3. Giumas LLC, c/o Giuilo Liguori-Applicant & Owner
155 Main Street
Zoning Map Amendment-(BL to R-1)
Application #18-7.1
To be A/R & PH to be set

4. Edward Francis-Applicant & Owner
11 Spring Cove Road
Lot Line Revision
Application #18-7.2

OTHER BUSINESS:

1. 595 Corporate Circle(Diane W. Whitney(Pullman & Comley)-
Agent)-Applicant
595 Corporate Circle-(Owner of 569 East Main Street)
W. Cooke Limited Partnership & Cooke Harrison Family Partnership (Owner of 573 East Main Street)
AHB, LLC, (Owner of 16 East Industrial Road)
Peter G. Mandragouras (Trustee) & CVP Trust (Owners of 20 East Industrial Road)

Connecticut Shellfish Company (Owner of 26 East Industrial Road)
PDD Master Plan-Request to extend the Section 5.4.D 24 month period to file the Site Plan.
Tabled from 6/21/18

2. Bond Acceptance-564 Leetes Island Road
3. Planner's Report