



# PLANNING AND ZONING COMMISSION

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## AGENDA PLANNING & ZONING COMMISSION THURSDAY JULY 25, 2019 SPECIAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

### OTHER BUSINESS:

1. **EXECUTIVE SESSION** – Housing Authority of the Town of Branford and Beacon Communities, Inc. v. Town of Branford Planning and Zoning Commission

### PUBLIC HEARINGS:

1. Audra Nuzzo- Applicant  
Zoning Regulation Amendment-Addition of new Accessory Use to a Farm use (by Special Exception) “Non-Agricultural Farm Events”  
**Application #19-6.1**  
**A/R 6/6/19 & PH continued from 7/11/19**
2. Terri Mallory-Applicant & Owner  
240 Thimble Island Rd.  
Special Exception & CAM-Demolish & Rebuild Single Family Home  
**Application #19-6.2**  
**A/R 6/20/19 & PH continued from 7/11/19**

### MINUTES: 7/11/19

### CORRESPONDENCE:

### OLD BUSINESS:

1. Joshua Onofrio c/o Total Estates-Applicant & Owner  
119 Cedar Street  
Special Exception Modification- Commercial/Residential Renovation  
**Application #19-6.7**  
**A/R 7/3/19, Public Hearing waiver granted**
2. Town of Branford-Applicant & Owner  
30-48 Church Street  
Special Exception Modification- Community Center  
**Application #19-7.2**  
**A/R 7/18/19, Public Hearing waiver granted**
3. Northeast Foods, LLC- Applicant  
JF Branford Properties- Owner  
880 West Main Street

Special Exception Modification-Modified Landscaping  
**Application #19-7.1**  
**A/R 7/18/19, Public Hearing waiver requested**

**NEW BUSINESS:**

1. Nest Shoreline Campus, Inc. c/o Leigh Small-Applicant  
Farids Stony Creek LLC. - Owner  
56 Stony Creek Road  
Special Exception Modification- Child Daycare Center  
**Application #19-7.3**  
**A/R 7/18, Public Hearing waiver requested**
2. Finelli Electrical Contracting, LLC.  
c/o Savarro Finelli-Applicant  
Cedar Park- Owner  
1-30 Cedar Park  
Special Exception Modification-Replacement Lighting  
**Application #19-7.4**  
**A/R 7/18/19**
3. Scott Iovene-Applicant  
Sachem Capital c/o  
Jeff Villano- Owner  
698 Main Street  
Special Exception Modification-Add Portico  
**Application #19-7.5**  
**To be A/R**
4. John Miller c/o Autografix-Applicant  
1064 Main Street, LLC-Owner  
1064 Main Street  
Site Plan Modification- Sign  
**Application #19-7.6**  
**To be A/R**
5. **INFORMAL REVIEW of a CONCEPTUAL PLAN** - Expansion of Summit Place  
Incentive Housing Overlay District. Alex Vigliotti - SP Development/Nicholas Mingione,  
Esq. and Steve Dietzko of Milone and MacBroom.
6. **DISCUSSION/PRESENTATION** – Proposal for a Limited Business (BL) Hybrid Zone  
Jeffery and Kris Shapiro – Hamilton Branford LLC and 40 Commercial Parkway LLC/  
BL Companies.

**OTHER BUSINESS (cont.):**

2. Interpretation of the definition of a “sign” (section 202) & Lack of a definition for a “basement”
3. Bond Establishment-199 Linden Avenue
4. C.G.S. Section 8-24 Referral – Extension of sewer line –Riverview Avenue
5. **DISCUSSION** – Possible MAIN STREETS OVERLAY DISTRICT
6. Planner’s Report