



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, JUNE 21, 2018
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.
PUBLIC HEARINGS:

1. Total Estates LLC ,c/o Joshua Onofrio-Applicant & Owner
119 Cedar Street
Special Exception-Multi Family
Application #18-4.5
A/R 3/15/18 & PH opened 5/17/18 & continued from 6/7/18
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 set for 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 set for 6/21/18
4. Robert Regel-Applicant
Zoning Regulation Amendment-Amendments to
Section 2.2 and 6.12 regarding Site Triangle definition &
driveway requirements
Application #18-5.3
A/R 5/17/18 & PH set for 6/21/18
5. Alex Vigliotti- Applicant & Owner
121 North Main Street
Zoning Map Amendment-Change proposed from R-1 zone to BL zone
Application #18-5.5
A/R 5/17/18 & PH set for 6/21/18
6. Bryan D'Orlando-Applicant
Michael & Rosemary D'Orlando-Owner
62 Damascus Road
Special Exception (Accessory Apartment)
Application #18-5.7
A/R 5/17/18 & PH set for 6/21/18

7. Digestive Disease Associates, c/o
Christopher Illick, M.D.-Applicant
687 Main Street LLC- Owner
657-697 Main Street
Special Exception-Medical Office
Application #18-5.8
A/R 5/17/18 & PH set for 6/21/18

8. 288 East Main St. LLC, c/o
Alex Vigliotti (member)-
Applicant & Owner
288-292 East Main St.
Special Exception- Residential units on ground
Floor of existing building
Application #18-5.10
A/R & PH set for 6/21/18

MINUTES: 6/7/18 & 5/17/18

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. Trinity Episcopal Church-Applicant
Town of Branford/ First Congregational Church of Branford-Owner
1109 Main Street
Special Exception-Addition of accessible ramp & entrance
Application #18-5.11
A/R 6/7/18 & Tabled to 7/12/18

3. 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 to 7/26/18

4. Sal Marotelli-Applicant & Owner
287 East Main St. Rear
Site Plan Modification & PDD/Master Plan Amendment
Application #18-6.5
A/R & Tabled from 6/7/18

NEW BUSINESS:

1. Lucia's Tailoring, LLC,
c/o Lucia Camarada-Applicant & Owner
504 & 524 Main Street
Special Exception-Mixed Use (Business & Apartment)
Application #18-6.6
To be A/R & PH to be set

2. Joseph DeSarbo-Applicant
Ash Realty Associates LLC-Owner
50 East Industrial Road
Special Exception-Wholesale Food Distributor
Application #18-6.7
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report

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.

2. Partial Bond Release for 202-206 North Main St.