



# 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 2, 2022 REGULAR MEETING 7:00 P.M.

**This meeting will be held remotely, solely via ZOOM.**

Please note this meeting will be held in accordance with Public Act 22-3 and all speakers will be asked 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 22.3.**

### **PUBLIC HEARINGS:**

1. Montowese Building Group, LLC-Applicant  
John & Anne Hines-Owners of 14 Buckley Road  
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road  
14, 16 & 0 Buckley Road  
Special Exception- Grading (Section 6.8)  
**Application #22-1.4**  
**A/R 1/20/22 & PH opened 4/7/22 & continued from 5/19/22 with time extension**
2. Montowese Building Group, LLC-Applicant

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda June 2, 2022

Page 2 of 3

John & Anne Hines-Owners of 14 Buckley Road  
Branford Building Supplies Inc.-Owners of 0 & 16 Buckley Road  
14, 16 & 0 Buckley Road  
Special Exception/Coastal Site Plan -Open Space Residential Development (OSRD)

**Application #22-1.5**

**A/R 1/20/22 & PH opened 4/7/22 & continued from 5/19/22 with time extension.**

3. Sunrise Cove Association Inc. (Sunrise Cove Camp) c/o  
Robert Caldarella-Applicant  
Zoning Regulation Amendment-Amend Section 3.3A and add new Section 3.5 (Pre-existing  
summer cottage/camp site).  
**Application #22-4.1**  
**A/R 4/7/22 & PH opened & continued from 5/19/22-Public Hearing must close on 6/2/22  
without time extension**
4. Bluepoint Apothecary LLC c/o Attorney Timothy Herbst-Applicant  
Zoning Regulation Amendment- Amend Zoning Regulations & Moratorium to allow  
Hybrid Retailer Cannabis Establishments  
**Application #22-4.4**  
**A/R 5/5/22 and PH set for 6/2/22**
5. Bluepoint Apothecary LLC c/o Attorney Timothy Herbst-Applicant  
Two Dogs LLC c/o Mark Milano-Owner  
471 East Main Street  
Special Exception- Hybrid Retailer Cannabis Establishment  
**Application #22-4.5**  
**A/R 5/5/22 & PH set for 6/2/22**
6. 33 West Avenue LLC c/o Robert Regel-Applicant & Owner  
33 West End Avenue  
Special Exception Modification-Two Family Home  
**Application #22-4.6**  
**A/R 5/5/22 and PH set for 6/2/22**

**MINUTES: 5/19/22**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Joseph Lepre-Applicant & Owner  
15-19 Church Street  
Site Plan – Addition of new single-family and two-family dwelling to property  
**Application #22-5.1**  
**A/R 5/19/22**
2. Matthew & Stephanie Milano-Applicants & Owners  
125 Thimble Islands Road  
2 Lot Subdivision & Coastal Site Plan  
**Application #22-5.2**  
**A/R 5/19/22**

**NEW BUSINESS:**

1. Shrestha Management LLC-c/o Gobinda Shrestha-  
Applicant & Owner  
230 East Main Street  
Site Plan-Convenience Store (Unit 1) & Pizza/Deli (Unit 2)  
**Application #22-5.3**  
**To be A/R**
  
2. Donte Branch- Applicant  
Joe Moruzzi c/o JMM Properties LLC-Owner  
803-873 West Main Street  
Special Exception- Tae Kwon Do School  
**Application #22-5.5**  
**To be A/R & PH to be set**
  
3. Jordan Flowers-Applicant  
Robert Lundgren-Owner  
257 East Main Street  
Site Plan & Coastal Site Plan-Food Truck Park  
**Application # 22-5.6**  
**To be A/R**

**OTHER BUSINESS:**

1. Interpretation of Section 6.2.0
2. Planner's Report