



# PLANNING AND ZONING COMMISSION

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

**AGENDA**  
**PLANNING & ZONING COMMISSION**  
**THURSDAY, JUNE 7, 2018**  
**REGULAR MEETING 7:00 P.M.**  
**BRANFORD FIRE HEADQUARTERS**  
**45 NORTH MAIN STREET**

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

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 & continued from 5/17/18**
2. 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 5/17/18**
3. Doug Anderson & Anderson Wilcox-Applicants  
Stewart & Doris Nodelman-Owners  
7 Euclid Street  
Special Exception & Coastal Site Plan  
**Application #18-5.4**  
**A/R 5/17/18 & PH set for 6/7/18**
4. Dennis Pantani-Applicant  
Paul Bruno- Owner  
8 Louis Drive  
Special Exception & Coastal Site Plan –Grading  
**Application#18-5.9**  
**A/R 5/17/18 & PH set for 6/7/18**

**MINUTES: 5/17/18**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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**
  
2. 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**
  
3. 330 E. Main St. Associates, LLC. c/o  
Chris Zane-Applicant & Owner  
330 East Main Street  
Site Plan-Bank fit-up inside existing building  
**Application #18-5.2**  
**A/R 5/17/18 & Tabled from 5/17/18**
  
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**

**NEW BUSINESS:**

1. 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**  
**To be A/R, PH to be set**
  
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**  
**To be A/R**
  
3. SHM Bruce & Johnson LLC, c/o  
Bruce P. Kuryla-Applicant & Owner  
47,49,55 Goodsell Point Road  
Special Exception Modification & CAM – Relocation of Pavilion  
**Application #18-6.1**  
**To be A/R**
  
4. William Miller-(Applicant & Owner of 8 Wellsweep Rd.)  
Richard & Christine Nintean-(Applicants & Owners of 12 Wellsweep Rd.)  
8 & 12 Wellsweep Road  
Subdivision Modification  
**Application #18-6.3**  
**To be A/R**
  
5. John M. Mainetti & Gary Dinicola-Applicants & Owners  
417-421 Leetes Island Road  
Coastal Site Plan –Building Addition & Grading  
**Application # 18-6.4**  
**To be A/R**

**OTHER BUSINESS:**

1. Planner's Report