



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 MARCH 17, 2022 REGULAR MEETING 7:00 P.M.

This meeting will be held remotely, via ZOOM.

Please note this meeting will be held in accordance with Public Act 21-2 and all speakers will be required 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 21-2.

PUBLIC HEARINGS:

1. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy
& 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
A/R 11/18/21 & PH opened 2/17/22 & continued to 3/17/22

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2. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy
& 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH opened 2/17/21 & continued to 3/17/22

3. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan-Multi-Family Residential Development
Application #21-11.4
A/R 11/18/21 & PH opened 1/20/22 & continued to 3/17/22

4. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD Site Plan/Cam – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH opened 1/20/22 & continued to 3/17/22

5. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Service
Application #22-1.6
A/R 2/3/22 & PH opened 3/3/22 & continued to 3/17/22

6. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Sales
Application #22-1.7
A/R 2/3/22 & PH opened 3/3/22 & continued to 3/17/22

7. RHC Associates-Applicant & Owner
424-436 West Main Street
Special Exception Modification-Restaurant
Application #22-2.3
A/R 2/17/22 & PH opened 3/3/22 & continued to 3/17/22

MINUTES: 2/3/22 & 3/3/22

CORRESPONDENCE:

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OLD BUSINESS:

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 set for 4/7/22
2. Montowese Building Group, LLC-Applicant
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/CAM-Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH set for 4/7/22
3. Nitenday Associates, LLC c/o Ken Ginsberg-
Applicant & Owner
221 West Main St. (Unit 7)
Special Exception- Indoor Recreation
Application #22-2.4
A/R 3/3/22 & PH set for 4/7/22
4. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan
Application #22-2.5
A/R 3/3/22
5. Stephen & Rita Prota-Applicants & Owners
36 Greenfield Avenue
Special Exception- Attached two car Garage
Application #22-3.1
A/R 3/3/22 & PH set for 4/7/22
6. Claudia V. Sepot-Applicant & Owner
33 Island View Avenue
Coastal Site Plan-Single family home
Application #22-3.2
A/R 3/3/22
7. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
A/R 3/3/22 & PH set for 4/21/22

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NEW BUSINESS:

1. 9 Elm Street LLC, c/o Kevin O'Neill-
Applicant
33 Elm Street
Zoning Map Change-R1 to IG1
Application #22-3.4
To be A/R & PH to be set

2. Joseph Grise c/o HPoint LLC-
Applicant & Owner
45 West Haycock Pt. Rd
Special Exception & CAM- Single Family Home
Application #22-3.5
To be A/R & PH to be set

3. Justin Gargano-Applicant
Charles Weber Jr. c/o 16 Business Park LLC-Owner
16 Business Park Drive
Site Plan Modification- Add patio & landscaping to Brewery
Application # 22-3.6
To be A/R

OTHER BUSINESS:

1. Referral from Zoning Board of Appeals (Use Variance Application)-
15-19 Church Street.
2. Planner's Report