



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 3, 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 3/3/22

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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 3/3/22
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 set for 3/3/22
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 set for 3/3/22
7. Jeffrey & Karen Leibowitz-Applicants & Owners
98-102 Seaview Avenue
Special Exception & Coastal Site Plan-Single Family House
Application #22-2.1
A/R 2/3/22 & PH set for 3/3/22
8. William & Kimberlee Quinlan-Applicants & Owners
27 Halls Point Road
Special Exception-Home Office
Application #22-2.2
A/R 2/3/22 & PH set for 3/3/22

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9. RHC Associates-Applicant & Owner
424-436 West Main Street
Special Exception Modification-Restaurant
Application #22-2.3
A/R 2/17/22 & PH set for 3/3/22

MINUTES: 2/17/22

CORRESPONDENCE:

OLD BUSINESS:

1. FSI Acquisitions LLC c/o John Knuff-Applicant
Zoning Regulation Amendment
Amend 6.6E to add BL-HR (BL- Hybrid Rear) zone to table
Application #21-11.8
A/R 11/18/21 & PH opened & closed 2/17/22, tabled to 3/3/22
2. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD/Master Plan –Mixed Use Development
Application #21-12.5
A/R 12/9/21 & PH closed 2/3/22 and tabled to 3/3/22
3. 383 Metro LLC, c/o Robert Smith- Applicant & Owner
383 East Main Street
Special Exception- Grading (Section 6.8)
Application #21-12.6
A/R 12/9/21 & PH closed 2/3/22 and tabled to 3/3/22
4. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD Site Plan Modification- Mixed Use Development
Application #21-12.7
A/R 12/9/21 and tabled to 3/3/22
5. 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
6. 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

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NEW BUSINESS:

1. Nitenday Associates, LLC c/o Ken Ginsberg-
Applicant & Owner - 221 West Main St. (Unit 7)
Special Exception- Indoor Recreation
Application #22-2.4
To be A/R & PH to be set

2. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan
Application #22-2.5
To be A/R

3. Stephen & Rita-Applicants & Owners
36 Greenfield Avenue
Special Exception- Attached two car Garage
Application #22-3.1
To be A/R & PH to be set

4. Claudia V. Sepot-Applicant & Owner
33 Island View Avenue
Coastal Site Plan-Single family home
Application #22-3.2
To be A/R

5. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
To be A/R & PH to be set

OTHER BUSINESS:

1. Receipt of draft *Affordable Housing Plan* from the Affordable Housing Plan Steering Committee, planning staff and planning consultant – Discussion regarding next steps
2. Bond Establishment for 69 Todd's Hill Road
3. Bond Release for 14 Lomartra Lane (lot 1)
4. Bond Establishment for 31 Lomartra Lane (lot 17) for landscaping & driveway.
5. Review of Annual Report- Fiscal Year 2020-2021
6. Planner's Report