



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, MAY 17, 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 5/03/18
2. John Bencivengo Jr.-Applicant
Johnathan Smith- Owner
560 East Main St. (Chowder Pot)
Special Exception- Trailer Storage
Application #18-3.3
A/R 4/5/18 & PH set for 5/17/18
3. 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 and PH set for 5/17/18
4. Joseph T. & Barbara A. Mascari-Applicants & Owners
1179 Main Street
Special Exception & Coastal Site Plan-Two Family Structure
Application#18-4.7
A/R 4/19/18 & PH set for 5/17/18

MINUTES: 5/03/18

CORRESPONDENCE:

OLD BUSINESS:

1. Adam Spilka-Applicant
Adam Spilka & Patricia Murphy-Owners
26 Summer Island Road
Coastal Site Plan-Single Family Home
Application #18-4.6

Tabled from 4/19/18

2. 26 Cherry Hill Rd, LLC- Applicant & Owner
26 Cherry Hill Road
ReSubdivision-(2 Lot)
Application #18-4.8
To be A/R & PH to be set

3. 26 Cherry Hill Rd, LLC- Applicant & Owner
26 Cherry Hill Road
Zoning Map Amendment/Master Plan Amendment-
PDD Modification
Application #18-4.9
To be A/R & PH to be set

NEW BUSINESS:

1. 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
To be A/R

2. Robert Regel-Applicant
Zoning Regulation Amendment-Amendments to
Section 2.2 and 6.12 regarding Site Triangle definition &
driveway requirements
Application #18-5.3
To be A/R & PH to be set

3. Doug Anderson & Anderson Wilcox-Applicants
Stewart & Doris Nodelman-Owners
5-7 Euclid Street
Special Exception & Coastal Site Plan
Application #18-5.4
To be A/R & PH to be set

4. Alex Vigliotti- Applicant & Owner
121 North Main Street
Zoning Map Amendment-Change proposed from R-1 zone to BL zone
Application #18-5.5
To be A/R & PH to be set

5. Sachem Capital Corp., c/o John Villano-
Applicant & Owner
698 Main Street
Special Exception Modification
Application #18-5.6
To be A/R

6. Bryan D’Orlando-Applicant
Michael D’Orlando-Owner
62 Damascus Road
Special Exception(Accessory Apartment)
Application #18-5.7
To be A/R & PH to be set

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
To be A/R & PH to be set

8. Dennis Pantani-Applicant
Paul Bruno- Owner
8 Louis Drive
Special Exception & Coastal Site Plan –Grading
Application#18-5.9
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner’s Report
2. Bond Release - 48 Harding Avenue
3. Interpretation of manufacturing & processing use for indoor cultivation of plant materials
4. Cash Bond acceptance for a driveway apron at 35 Old Quarry Road