



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 19, 2022 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN ST

PUBLIC HEARINGS:

1. Proposed Affordable Housing Plan
Public Hearing set for May 19, 2022.
2. 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 5/5/22 with time extension
3. 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/Coastal Site Plan -Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH opened 4/7/22 & continued from 5/5/22 with time extension-
must close on 5/19/22 without an additional time extension
4. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
A/R 3/3/22 & PH opened 4/21/22 & continued from 5/5/22--must close on 5/19/22 without time extension
5. 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 5/5/22-Public Hearing must close on 6/2/22 without time extension
6. Robert & Elena McLean-Applicants & Owners
26 Old New England Road
Special Exception- Single Family Home
Application #22-3.8
A/R 4/7/22 & PH set for 5/19/22

MINUTES: 5/5/22

CORRESPONDENCE:

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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OLD BUSINESS:

1. 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
WITHDRAWN- A/R on 3/17/22 & tabled to 5/5/22
2. Robert Mangino-Applicant
Shrestha Management CCC-Owner
230 East Main Street
Site Plan-Restaurant/Convenience Store
Application #22-4.2
WITHDRAWN- A/R 4/7/22 & tabled to 5/5/22
3. 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
4. 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
5. 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

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

OTHER BUSINESS:

1. Planner's Report