



# 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, MAY 4, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

REGULAR MEETING 7:00 P.M.

### PUBLIC HEARINGS:

1. 26 Cherry Hill Road LLC-Applicant & Owner  
26 Cherry Hill Road  
Zoning Map Amendment/Master Plan Amendment-  
PDD Modification  
**Application #17-3.2**  
**A/R on 3/16/17, PH opened 4/20/17, PH continued to 5/4/17**
2. William C. Lyons-Applicant  
Barbara R. Lyons-Owner  
190 Damascus Road  
Special Exception-Interior Lot  
**Application #17-3.4**  
**A/R on 4/6/17, PH set for 5/4/17**
3. William C. Lyons-Applicant  
Barbara R. Lyons-Owner  
190 Damascus Road  
ReSubdivision-One (Interior) Lot  
**Application #17-3.3**  
**A/R on 4/6/17, PH set for 5/4/17**
4. Sachem Capital Partners, LLC.-  
c/o John Villano-Applicant & Owner  
698 Main Street  
Special Exception-Office & Service Establishment  
**Application #17-3.5**  
**A/R on 4/6/17, ZBA approved on 4/18/17, PH set for 5/4/17**

MINUTES: 04-20-17

CORRESPONDENCE:

OLD BUSINESS:

1. Dow Realty c/o Jeffrey Dow- Applicant  
Six Twenty Two Associates-Owner  
618-622 Main Street  
Site Plan- Personal Training  
**Application #17-4.1**  
**A/R on 4/6/17, Tabled from 4/20/17**

2. Christine Bonito-Applicant  
171 Stony Creek LLC. - Owner  
171 Stony Creek Road  
Special Exception (Grading Plan) & CAM  
**Application #17-4.2**  
**A/R 4/20/17, PH set for 5/18/17**
3. Robert Lillis-Martinez-Applicant  
John D'Amato-Owner  
83 School Ground Rd, aka  
3 Research Drive (Unit 8)  
Special Exception - Indoor Recreational Use (Fitness Training)  
**Application #17-4.3**  
**A/R 4/20/17, PH set for 5/18/17**
4. Vincent Giordano-Applicant  
Queach Corp. - Owner  
434 East Main Street  
Special Exception- (Contractor's Yard)  
**Application #17-4.4**  
**A/R 4/20/17, PH set for 5/18/17**

**NEW BUSINESS:**

1. Joel Laub- Applicant  
LAM Properties (Thomas Holeva)-Owner  
998 West Main Street  
Special Exception- Car Sales  
**Application #17-5.1**  
**To Be A/R & PH to be set**
2. Wayne Sandford- Applicant  
Branford Electric Railway Association-Owner  
46-52 Alex Warfield Road  
Special Exception- Wood Shop  
**Application #17-5.2**  
**To be A/R & PH to be set**
3. Mitchell Koff- Applicant  
RCG Associates, LLC. (Lori Pascarella)-Owner  
151 West Main Street  
Site Plan-Fast Food Restaurant  
**Application #17-5.3**  
**To be A/R**

**OTHER BUSINESS:**

1. Report on research re: development potential within R-1 zones based on current Zoning Regulations.
2. Considerations for Zoning Regulations Amendments to the R-1 zone.
3. Planner's Report