



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 5, 2022 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN ST

PUBLIC HEARINGS:

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 continued from 4/21/22
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/Coastal Site Plan -Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH continued from 4/21/22
3. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
A/R 3/3/22 & PH continued from 4/21/22
4. Ron & Marie Cervero-Applicants & Owners
44 Flat Rock Road
Special Exception-Oversized Accessory Structure (Construction of a Two Car Garage)
Application #22-3.7
A/R 4/7/22 & PH set for 5/5/22
5. Dream Machines LLC & Cavu Holdings LLC c/o
Gerald Beaton-Applicant & Owner
226 North Main Street
Special Exception-Automotive Sales
Application #22-3.10
A/R 4/7/22 & PH set for 5/5/22
6. 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 set for 5/5/22

MINUTES: 4/21/22

CORRESPONDENCE:

OLD BUSINESS:

1. Proposed Affordable Housing Plan-**Public Hearing set for May 19, 2022.**

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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2. 61 Burban Associates LLC, c/o Joseph Iamunno (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 & closed 3/17/22.

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

4. 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
A/R on 3/17/22 & tabled to 5/5/22

5. 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

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

NEW BUSINESS:

1. 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
To be A/R and PH to be set

2. 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
To be A/R & PH to be set

3. 33 West Avenue LLC c/o Robert Regel-Applicant & Owner
33 West End Avenue
Special Exception Modification-Two Family Home
Application #22-4.6
To be A/R and PH to be set

OTHER BUSINESS:

1. Planners Report