



# 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 NOV. 21, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

### PUBLIC HEARINGS:

1. Peter S. Kusterer-Applicant & Owner  
3 Three Elms Road  
Special Exception- Oversized Accessory Structure  
**Application #19-9.3**  
**A/R 9/19/19 and PH continued from 11/07/19**
2. 339 West Main St. LLC, c/o Jeffrey Brandfon-Applicant & Owner  
339 West Main Street  
Special Exception-Installation of a parking lot  
**Application #19-9.4**  
**A/R 9/19/19 and PH continued from 11/07/19**
3. 65-99 Burban Associates LLC-Applicant & Owner  
65-99 Burban Drive  
Zoning Map Amendment-R-4 to R-1  
**Application #19-10.1**  
**A/R 10/3/19 and PH set for 11/21/19**
4. SP Development LLC-Applicant & Owner  
21 Summit Place  
Special Exception- Incentive Housing Overlay District Apts.  
**Application #19-10.2**  
**A/R 10/3/19 and PH set for 11/21/19**
5. SP Development LLC- Applicant & Owner  
21 Summit Place  
Zoning Map Amendment-CP to IHOD  
**Application #19-10.3**  
**A/R 10/3/19 and PH set for 11/21/19**
6. James Primicerio—Applicant & Owner  
80 Bradley Street  
Special Exception- Two Family Residence

**Application #19-10.4**  
**A/R 10/17/19 and PH set for 11/21/19**

**MINUTES: 11/7/19**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Kris Shapiro- Applicant  
49 Commercial Pkwy, LLC, Hamilton Branford LLC, Branford Property Development,  
Rita Ann Sachs – Owners  
49,81-111,131 Commercial Pkwy & 102 North Main Street  
Zoning Regulation Amendment-Amendments to Section 4 to create a BL- Hybrid Rear  
(BL-HR) Zoning District  
**Application #19-9.2**  
**A/R 9/5/19 and PH closed 11/07/19, Tabled from 11/07/19**
2. Kris Shapiro- Applicant  
49 Commercial Pkwy, LLC, Hamilton Branford LLC, Branford Property Development,  
Rita Ann Sachs – Owners  
49, 81-111,131 Commercial Pkwy & 102 North Main Street  
Zoning Map Amendment- BL to BL-HR  
**Application #19-9.1**  
**A/R 9/5/19 and PH closed 11/07/19, Tabled from 11/07/19**
3. Beacon Communities Development LLC,  
c/o Attorney Timothy Hollister-Applicant  
Town of Branford Housing Authority- Owner  
Application for a Site Plan Modification under CGS Section 8-30g Affordable  
Housing Land Use for property located at 115 South Montowese Street  
(Parkside Village I).  
**Application #19-8.11**  
**A/R 9/5/19, PH closed 10/3/19, Tabled from 11/07/19**  
**Time Extension for decision to 11/21/19 offered and accepted on 11/07/19.**
4. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 Leetes Island Road  
Special Exception- Interior (Rear) Lot (Lot 1 of a 3 Lot Resubdivision)  
**Application # 19-10.5**  
**A/R 10/17/19 and PH set for 12/5/19**
5. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 Leetes Island Road  
Special Exception-(Lot 2 of a 3 Lot Resubdivision)  
**Application # 19-10.7**  
**A/R 10/17/19 and PH set for 12/5/19**
6. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 Leetes Island Road  
Special Exception-(Lot 3 of a 3 Lot Resubdivision)

**Application # 19-10.9**  
**A/R 10/17/19 and PH set for 12/5/19**

7. Giumas LLC, c/o Massimo Liguori-Applicant & Owner  
292 Leetes Island Road  
3 Lot Resubdivision

**Application # 19-10.6**  
**A/R 10/17/19 and PH set for 12/5/19**

8. Nuzzo Properties LLC, c/o Anthony & Audra Nuzzo-  
Applicants & Owners  
736 East Main Street

Special Exception- Accessory Uses: Non-Agricultural Farm Events  
**Application # 19-10.8**  
**A/R 10/17/19 and PH set for 12/5/19**

9. Justin Gargano, c/o Thimble Island Brewery Co.-  
Applicant & Owner

Zoning Regulation Amendment –The addition of a new accessory use  
“Food preparation for on-site consumption with a manufacturing facility that produces  
food or beverage that is also sold at retail for on-site consumption to the IG-2 zone is  
proposed.

**Application#19-10.11**  
**To be A/R & PH set for 12/5/19**

10. 165-195 Main Street Branford LLC c/o  
Kevin Curry –Applicant & Owner  
165 & 195 Main Street  
Special Exception-Convenience Store

**Application#19-10.10**  
**To be A/R & PH set for 1/9/20**

11. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road

ReSubdivision (15 lot)  
**Application #19-11.1**  
**To be A/R & PH set for 1/9/20**

**NEW BUSINESS:**

**OTHER BUSINESS:**

1. Discussion - Short term residential rentals (airbnb)
2. Discussion - Signage, landscaping and other enforcement issues along Rt. 1
3. Schedule of Meetings for 2020
4. Planner's Report