



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 NOVEMBER 18, 2021
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET

PUBLIC HEARINGS:

1. Robert Calderella-Applicant
Pamela Everitt-Owner
12 Sunrise Cove Camp
Special Exception & Coastal Site Plan-
Demo & Rebuild a Cottage
Application #21-7.5
PH opened 9/2/21 & continued to 11/18/21 (Time Extension granted)
2. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception- Car Wash
Application #21-7.4
PH opened 9/16/21 & continued to 11/18/21
3. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception-for Grading (Sec 6.8) for a Car Wash
Application #21-9.1
PH opened 9/16/21 & continued to 11/18 /21
4. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Zoning Map Amendment –To add to the Commerce Park (CP) Zone
Incentive Housing Overlay Zone (IHOD) designation to properties
at above addresses.
Application #21-9.2
PH opened 10/7/21& continued to 11/18/21 (Time Extension granted)
5. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Special Exception-Multi-Family IHOD Development
Application #21-9.3
PH opened 10/7/21& continued to 11/18/21 (Time Extension granted)

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda November 18, 2021

Page 2 of 4

6. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Special Exception for Grading (Section 6.8) associated with IHOD
Multi-Family Development
Application #21-9.5
PH opened 10/7/21& continued to 11/18/21 (Time Extension granted)

7. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
11 Lot ReSubdivision
Application #21-8.1
A/R 9/2/21 & PH set for 11/18/21 (Time Extension granted)

8. Lindsey Shaffner-Applicant
KIOP Branford LLC, c/o Kimco Realty, Nicholas Brown (VP)-
Owner
1025-91 West Main Street
Special Exception-Indoor Recreation (Gym)
Application #21-10.8
A/R 11/4/21 & PH set for 11/18/21

MINUTES: 11/4/2021

CORRESPONDENCE:

OLD BUSINESS:

1. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Amendment Modification
Application #21-10.3
A/R 10/21/21 & PH set for 12/9/21

2. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
Special Exception Modification-Grading (Sec 6.8)
Application #21-10.4
A/R 10/21/21 & PH set for 12/9/21

3. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
Site Plan Modification-Multi Family Residential
Application #21-10.5
A/R 10/21/21 & PH set for 12/9/21

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda November 18, 2021

Page 3 of 4

4. Planning & Zoning Commission- Applicant
Zoning Regulation Amendment
Moratorium-Cannabis Establishments
For twelve (12) months in all zoning districts
Application 21-11.3
A/R 11/18/21, PH set for 12/9/21

NEW BUSINESS:

1. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & owner
61, 65-71, 67 & 73 Goodsell Point Rd
Site Plan/CAM - Mixed Use Development – (Marina & Residential)
Application #21-10.9
A/R 11/4/21
2. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & owner
61, 65-71, 67 & 73 Goodsell Point Rd
Special Exception for Grading (Section 6.8) for a Mixed Use Development –
(Marina & Residential)
Application #21-10.10
A/R 11/4/21
3. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan
Application #21-11.4
To be A/R
4. 61 Burban Associates LLC, c/o Joseph Iamunno (Manager)-
Applicant & Owner
61 Burban Drive
Site Plan –
Application #21-11.5
To be A/R
5. Demi Capobianco-Applicant & Owner
8 High Plain Road
Special Exception Modification (Section 6.8)- Single Family Home
Application #21-11.6
To be A/R
6. Branford Land Development LLC c/o Ed Crowley-
Applicant & Owner- 5 Indian Neck Avenue
Marine Systems Inc. c/o Christopher Anderson-
Applicant & Owner- 50 Maple Street
5 Indian Neck Ave & 50 Maple Street
Site Plan Modification
Application #21-11.7
To be A/R

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda November 18, 2021

Page 4 of 4

7. FSI Acquisitions LLC c/o John Knuff-Applicant
Zoning Regulation Amendment
Amend 6.6E to add BL-HR (BL- Hybrid Rear) zone to table
Application #21-11.8
To be A/R

8. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
To be A/R & PH to be set

9. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
To be A/R & PH to be set

OTHER BUSINESS:

1. Bond Release - Commercial Pkwy (Vox Church)
2. Referral from Zoning Board of Appeals for a Use Variance at 15 Church Street
3. 2022 Meeting Schedule
4. Planner's Report
- 5.