



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 4, 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 11/4/21
2. 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 11/4/21
3. 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 11/4/21
4. 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 11/4/21
5. Gary Fowler-Applicant & Owner
61 Flax Mill Road
Special Exception for Grading (Section 6.8) for a Single Family Home
Application #21-10.1
A/R 10/21/21 & PH set for 11/4/21

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6. Anthony Loricco-Applicant & Owner
18 Brookhills Road
Special Exception for Grading (Section 6.8) for a new
Septic System
Application #21-10.2
A/R 10/21/21 & PH set for 11/4/21

MINUTES: 10/21/2021

CORRESPONDENCE:

OLD BUSINESS:

1. 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
2. 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
3. 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 offered)
4. 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 to be set
5. 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 to be set
6. 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

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NEW BUSINESS:

1. 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
To be A/R & PH set for 11/18/21

2. 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
To be A/R

3. Michael Sutfin-Applicant & Owner
14 Lanphier Cove Rd.
Subdivision Modification
Application #21-11.1
To be A/R

OTHER BUSINESS:

1. Bond Release for 9 Laurel Hill Road.
2. Bond release request for 14 Lanphier Cove Road Subdivision
3. Planner's Report