



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 OCTOBER 21, 2021
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET

PUBLIC HEARINGS:

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 10/21/21
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 10/21/21
3. 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 10/21/21
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 10/21/21
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 10/21/21

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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 10/21/21

7. ALMR LLC, c/o David D'Atri- Applicant & Owner
4 Three Elm Road
Special Exception Modification-Multi Family Dwelling
Application #21-6.9
A/ R on 7/1/21 & PH set for 10/21/21 with 65 day time extension previously granted and accepted

8. Opt-out of new State Statutory provisions (CGS Section 8-2/Public Act 21-29) regarding
Accessory Dwelling Units (Apartments). Planning & Zoning Commission- Applicant.
PH set for 10/21/21

9. Syed Sami-Applicant
Oil Barons Inc. c/o Robert Hartmann-Owner
49 Leetes Island Road
Special Exception Modification – Expand Convenience Store
Application #21-9.6
To be A/R & PH set for 10/21/21

MINUTES: 10/7/2021

CORRESPONDENCE:

OLD BUSINESS:

1. Peter Kusterer-Applicant & Owner
3 Three Elms Road
Special Exception Modification - Alter conditions of a previous Special Exception approval
for the construction of an oversized accessory structure (Barn)
Application #21-9.4
PH opened & closed 10/7/21 & tabled to 10/21/21

2. 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 11/4/21

NEW BUSINESS:

1. 13 Sycamore LLC, c/o Richard Michaud-
Applicant & Owner
13 Sycamore Way
Site Plan- Research Lab & Office
Application #21-9.8
To be A/R

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

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

4. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Amendment Modification
Application #21-10.3
To be A/R & 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
To be A/R & 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
To be A/R

OTHER BUSINESS:

1. Conceptual PDD Review-Rose Hill Rd. (Former Beacon Hill Estates Subdivision)
2. Time Extension-3 Lot Resubdivision (Mariners Landing)
3. Planner's Report