



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 7, 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 10/7/21
4. 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
A/R 9/16/21 & PH set for 10/7/21
5. 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

A/R 9/16/21 & PH set for 10/7/21

6. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Special Exception-Multi-Family IHOD Development
Application #21-9.3
A/R 9/16/21 & PH set for 10/7/21

7. 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
A/R 9/16/21 & PH set for 10/7/21

MINUTES: 9/16/2021

CORRESPONDENCE:

OLD BUSINESS:

1. 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 to be set

2. 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

NEW BUSINESS:

1. 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

2. 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

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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3. 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 to be set

4. 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 to be set

OTHER BUSINESS:

1. Opt-out of new State Statutory provisions (CGS Section 8-2/Public Act 21-29)
regarding Accessory Apartment
2. Planner's Report