



# 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 SEPTEMBER 16, 2021 REGULAR MEETING **8:00 P.M.** BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

### PUBLIC HEARINGS:

1. Syed Sami- Applicant  
Oil Barons Inc. c/o Robert Hartmann-Owner  
49 Leetes Island Road  
Special Exception Modification – Expand Convenience Store  
**Application #21-5.4**  
**A/R 5/20/21 & PH opened 7/15/21 & continued from 9/2/21**
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 10/7/21**
3. 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**  
**A/R & PH opened and continued from 9/2/21**
4. 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**  
**A/R & PH set for 9/16/21**
5. Robert Calderella-Applicant  
Pamela Everitt-Owner  
12 Sunrise Cove Camp  
Special Exception & Coastal Site Plan-  
Demo & Rebuild a Cottage  
**Application #21-7.5**  
**A/R & PH opened and continued from 9/2/21**

**MINUTES: 9/2/202**

**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. Branford Summit Apartments LLC c/o Frank Vigliotti-  
Applicant & Owner  
5 & 13 Summit Place  
Zoning Map Amendment –  
Change Zoning from Commerce Park (CP) Zone to  
Incentive Housing Overlay Zone (IHOD) for a property at above address  
**Application #21-9.2**  
**A/R 9/2/21 & PH to be set**
  
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**  
**A/R 9/2/21 & PH set for 10/7/21**
  
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**  
**A/R & PH set for 10/7/21**

**NEW 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**  
**To be A/R & PH set for 10/7/21**

**OTHER BUSINESS:**

1. Bond Establishment for 85 Todds Hill Road
2. Bond Establishment for 135 Todds Hill Rd
3. Planner's Report