



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 2, 2021 REGULAR MEETING 7:00 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 to 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 9/2/21
3. Leopoldo Otero-Applicant
Jazmin Vargas-Owner
11 Circle Drive
Special Exception- Accessory Apartment
Application #21-7.1
A/R 7/15/21 & PH set for 9/2/21
4. Demi Capobianca-Applicant & Owner
8 High Plains Road
Special Exception-Grading (Sec 6.8) for a Single Family Residence
Application #21-7.2
A/R & PH set for 9/2/21
5. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception- Grading (Sec 6.8) for a Car Wash
Application #21-7.4
A/R & PH set for 9/2/21

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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6. 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 set for 9/2/21

MINUTES: 7/1/21 & 7/28/21

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
11 Lot ReSubdivision
Application # 21-8.1
To be A/R & PH to be set
2. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception- Car Wash
Application #21-9.1
To be A/R & PH to be set

OTHER BUSINESS:

1. Discussion: Proposed Solar Energy Zoning Regulation Amendments
2. Discussion: Proposed Cannabis Zoning Regulation Amendments
3. Time Extension Request – PZ#20-8.10 & #20-10.1
4. Bond Establishment for 85 Todds Hill Road
5. Bond Establishment for 135 Todds Hill Rd
6. Interpretation- Definition of “Agriculture Use”
7. Planner’s Report