



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

## AGENDA- Revised 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- Car Wash  
**Application #21-7.4**  
**A/R & PH set for 9/2/21**

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-for Grading (Sec 6.8) for a 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