



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 JANUARY 6, 2022
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET

PUBLIC HEARINGS:

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 opened 11/18/21, continued from 12/9/21 (Time Extension granted)
2. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
Special Exception for Grading (Section 6.8)
Application #21-12.8
A/R 1/6/22 & PH set for 1/6/22
3. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Rd
Site Plan/CAM - Mixed Use Development – (Marina & Residential)
Application #21-10.9
A/R 11/4/21 & PH set for 1/6/22
4. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Rd
Special Exception for Grading (Section 6.8) for a Mixed Use Development
– (Marina & Residential)
Application #21-10.10
A/R 11/4/21 & PH set for 1/6/22
5. Corey Stoll & Nadia Bowers Lovejoy-
Applicants & Owners
4 Tyler Avenue
Special Exception Modification & Coastal Site Plan-
Single Family Residence
Application #21-12.1
A/R 12/9/21 & PH set for 1/6/22

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6. Sound Real Estate LLC, c/o Dan Merriam- Applicant
45 Rose Hill Road LLC, c/o Paul Santa Barbara-Owner
45 Rose Hill Road
Special Exception- Car Storage Lot
Application #21-12.4
A/R 12/9/21 & PH set for 1/6/22

MINUTES: 12/9/2021

CORRESPONDENCE:

OLD BUSINESS:

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 closed 12/9/21
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 closed 12/9/21
3. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan-Multi-Family Residential Development
Application #21-11.4
A/R 11/18/21 & PH set for 1/20/22
4. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
Site Plan – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH set for 1/20/22
5. FSI Acquisitions LLC c/o John Knuff-Applicant
Zoning Regulation Amendment
Amend 6.6E to add BL-HR (BL- Hybrid Rear) zone to table
Application #21-11.8
A/R 11/18/21 & PH to be set
6. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy
81-111 Commercial Pkwy & 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
A/R 11/18/21 & PH to be set

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7. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy
81-111 Commercial Pkwy & 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH to be set

8. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD/Master Plan –Mixed Use Development
Application #21-12.5
A/R 12/9/21 & PH to be set

9. 383 Metro LLC, c/o Robert Smith- Applicant & Owner
383 East Main Street
Special Exception- Grading (Section 6.8)
Application #21-12.6
A/R 12/9/21 & PH to be set

10. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD Site Plan Modification- Mixed Use Development
Application #21-12.7
A/R 12/9/21 & PH to be set

NEW BUSINESS:

1. Daniel Rabin- Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #21-12.9
To be A/R and PH to be set

OTHER BUSINESS:

1. Planner's Report