



# 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 NOVEMBER 7, 2024 REGULAR MEETING 7:00

This meeting will be held remotely, solely via ZOOM.

Please note this meeting will be held in accordance with Public Act 22-3 and all speakers will be asked to identify their name and title (if applicable) each time they speak.

Joining with Computer through Zoom platform:

<https://us02web.zoom.us/j/82772420034>

Meeting ID: 827 7242 0034

- Only if your computer has a microphone for two-way communication, then during a Public Hearing if you wish to speak press Raise Hand in the “participant” window. If you do not have a microphone you will need to call in on a phone in order to speak.
- During Public Hearings if you do not wish to speak you may type your comments into the CHAT feature.
- Those joining through use of a computer and ZOOM software should note that typing in your full name to view the meeting only (and not speak) is not required – a pseudonym may be used. A tutorial on how to join a Zoom meeting is available [here](#).
- If joining by mobile application click “more” in lower right corner and select raise hand.

Dialing in by Phone only:

- Please call: 1-646-558-8656
- When prompted for participant or meeting ID enter: 827 7242 0034 then press #
- You will then enter the meeting muted. During the Public Hearings if you wish to speak press \*9 to raise your hand. Again, if you wish to speak you will need to give your name per Public Act 22-3.

**PUBLIC HEARINGS:**

1. Premier 200 North Main Realty LLC c/o R. Alvine-  
Applicant & Owner  
200 & 206 North Main Street  
Special Exception- Automobile Service Facility  
**Application #24-8.4**  
**A/R 9/5/24 & PH opened 10/3/24 & continued to 11/7/24**
2. Premier 200 North Main Realty LLC c/o R. Alvine-  
Applicant & Owner  
200 & 206 North Main Street  
Special Exception- Grading (Sec. 6.8)  
**Application #24-10.2**  
**To be A/R & PH set for 11/7/24**
3. North Branford Rd LLC & 23 North Main St LLC c/o Dan Iammuno-  
Applicant & Owner  
13 & 23 North Main Street  
Special Exception for an Autobody Repair  
**Application # 24-9.4**  
**A/R 9/19/24 & PH set for 10/17/24 & continued to 11/7/24**

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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4. North Branford Rd LLC & 23 North Main St LLC c/o Dan Iammuno-  
Applicant & Owner  
13 & 23 North Main Street  
Special Exception- Parking Modification  
**Application # 24-10.8**  
**A/R 10/17/24 & PH set for 11/7/24**
5. Faulkner Island Development LLC-Applicant  
Anthony Lasala (Trustee)- Owner  
1201 West Main Street  
Special Exception & Coastal Site Plan – Motor Vehicle Service  
**Application #24-10.6**  
**A/R 10/17/24 & PH set for 11/7/24**
6. Faulkner Island Development LLC-Applicant  
Anthony Lasala (Trustee)- Owner  
1201 West Main Street  
Special Exception – Grading (Sec. 6.8)  
**Application #24-10.7**  
**A/R 10/17/24 & PH set for 11/7/24**
7. Greg Ames- (Applicant ) in conjunction with the Stony Creek Architectural Review Board  
Zoning Regulation Amendment- To revise the total floor area requirements of Section 5.8.F  
**Application #24-8.3**  
**A/R 10/3/24 & PH set for 11/7/24**

**MINUTES: 10/17/24**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Charles Watts-Applicant & Owner  
38 Howard Avenue  
Special Exception-Grading (Sec. 6.8) -Single Family Residence  
**Application #24-7.5**  
**A/R 7/18/24 & PH set for 11/21/24 with Time extension**
2. Phil Sullivan-Applicant & Owner  
6 Buena Vista Rd  
Special Exception-Accessory Structure  
**Application#24-9.7**  
**A/R 10/17/24 & PH set for 11/21/24**
3. Melinda Formica-Applicant & Owner  
21 Burr Street  
Special Exception- Accessory Structure (Garage)  
**Application #24-10.1**  
**A/R 10/17/24 & PH set for 11/21/24**
4. BC Investment Property LLC c/o  
Bruno Ciccone-Applicant & Owner  
175 Cherry Hill Rd. (Lot 7)  
Special Exception Modification-Detention Basin  
**Application #24-10.3**  
**A/R & Tabled to 11/7/24 (Public Hearing requirement waived 10/17/24)**

5. Madison Cassese-Applicant & Owner  
43 & 49 Summer Island Road  
Special Exception- Accessory Apartment  
**Application #24-10.5**  
**A/R 10/17/24 & PH set for 11/21/24**

**NEW BUSINESS:**

1. Mark Shifman & Melinda Sanders-Applicants & Owners  
45 Seaview Avenue  
Coastal Site Plan-Single Family Home  
Coastal Site Plan  
**Application #24-10.9**  
**To be A/R**
2. John J. Panzella-Applicant & Owner  
67 Cedar Street  
Special Exception Modification-Residential addition  
**Application #24-11.1**  
**To be A/R & PH to be set**
3. Brushy Plain Plaza, LLC-Applicant  
4-12 Brushy Plain Road  
PDD/Master Plan Modification  
**Application #24-11.2**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Bond Establishment - 175 Cherry Hill Rd
2. Approval of 2025 Meeting Schedule
3. Planner's Report