



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 OCTOBER 17, 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. Faulkner Island Development LLC-Applicant
Anthony J. Lasala (Trustee)-Owner
1201 West Main Street
Special Exception & Coastal Site Plan - Motor Vehicle Service
Application #24-5.4
**A/R 7/18/24 & PH opened 7/18/24 & continued to 10/17/24 with time extension—
WITHDRAWN**
3. Faulkner Island Development, LLC-Applicant
Anthony J. Lasala (Trustee)-Owner
1201 West Main Street
Special Exception- Grading (Sec 6.8) for Motor Vehicle Service
Application #24-7.4
**A/R & PH opened 7/18/24 and continued to 10/17/24 with time extension—
WITHDRAWN**

4. A & R LLC c/o Aman Ulah-Applicant
Fusco Branford Industrial c/o Louis R. Pepe-Owner
5 East Industrial Road
Special Exception- Gasoline filling Station & retail store above 3,000 sf
Application #24-8.2
A/R & PH opened 9/5/24 and continued to 10/17/24
5. A & R LLC c/o Aman Ulah-Applicant
Fusco Branford Industrial c/o Louis R. Pepe-Owner
5 East Industrial Road
Special Exception- Restaurant (Fast food without a drive-thru window)
Application #24-9.5
A/R 9-19-24 & PH set for 10/17/24
6. Sonia Shannon-Applicant & Owner
9 East Main Street
Special Exception- Two Family Residential
Application #24-8.8
A/R 9/5/24 & PH set for 10/17/24
7. Darren Capobianco-Applicant & Owner
9 High Plains Road
Special Exception- Grading (Sec. 6.8)
Application #24-9.6
A/R 9/19/24 & PH set for 10/17/24
8. 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

MINUTES: Sept. 19, 2024, Oct. 3, 2024

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. Matthew & Stephanie Milano-Applicants & Owners
115 Thimble Islands Rd
Special Exception Modification-Grading (Sec 6.8)
Within 100 ft of a wetland for a single-family home
Application #24-9.2
A/R 9/19/24 & Public Hearing requirement waived & Tabled to 10/17/24
3. Phil Sullivan-Applicant & Owner
6 Buena Vista Rd
Special Exception-Accessory Structure
Application#24-9.7
To be A/R & PH to be set

4. 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

NEW BUSINESS:

1. Melinda Formica-Applicant & Owner
21 Burr Street
Special Exception- Acc Structure (Garage)
Application #24-10.1
To be A/R & PH to be set
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. 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
To be A/R & PH to be set
4. BC Investment Property LLC c/o
Bruno Ciccone-Applicant & Owner
175 Cherry Hill Rd. (Lot 11)
Special Exception Modification- Pool
Application #24-10.4
To be A/R & PH to be set
5. Madison Cassese-Applicant & Owner
43 & 49 Summer Island Road
Special Exception- Accessory Apartment
Application #24-10.5
To be A/R & PH to be set
6. 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
To be A/R & PH to be set
7. Faulkner Island Development LLC-Applicant
Anthony Lasala (Trustee)- Owner
1201 West Main Street
Special Exception – Grading (Sec. 6.8)
Application #24-10.7
To be A/R & PH to be set

8. 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
- 9.

OTHER BUSINESS:

1. CGS Section 8-24 Referral- Main Street/Town Green Reconstruction & Rehabilitation
2. Subdivision Modification- 292 & 300 Leetes Island Road
3. Planner's Report