



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 3, 2024 **REGULAR MEETING 8:00 PM**

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. Elrac LLC c/o Attorney Bernie Pellegrino-Applicant
AJGG Realty LLC c/o Paul Minichino- Owner
4 Liesl Lane
Special Exception- Automobile Leasing
Application #24-7.2
A/R 7/18/24 & PH opened 9/5/24 and continued to 10/3/24
2. Elrac LLC c/o Attorney Bernard Pellegrino-Applicant
AJGG Realty LLC c/o Paul Minichino-Owner
4 Liesl Lane
Special Exception- Grading (Sec. 6.8) for Automobile Leasing
Application # 24-8.7
A/R & PH opened 9/19/24 and continued to 10/3/24
3. 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 set for 10/3/24

4. 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 10/3/24 with time extension

5. 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 10/3/24 with time extension

MINUTES: Sept. 19, 2024

CORRESPONDENCE:

OLD BUSINESS:

1. 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

2. 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

3. 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

4. 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

5. 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 & PH to be set

6. 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

7. 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

NEW BUSINESS:

1. Phil Sullivan-Applicant & Owner
6 Buena Vista Rd
Special Exception-Accessory Structure
Application#24-9.7
To be A/R & PH to be set
2. 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
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report