



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 APRIL 18, 2024 REGULAR MEETING 7:00 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. North Main Branford LLC, c/o Dan Iammuno-
Applicant & Owner
17 North Main Street
Special Exception- Auto Body Repair
Application #24-2.1
A/R 2/15/24 & PH opened 3/21/24 & continued to 4/4/24
2. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
PDD Master Plan
Application #24-2.4
A/R 2/15/24 & PH opened 3/21/24 & continued to 4/4/24 - WITHDRAWN
3. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
PDD Site Plan
Application #24-2.5
A/R 2/15/24 & PH opened 3/21/24 & continued to 4/4/24----WITHDRAWN

4. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
Subdivision
Application #24-2.6
A/R 2/15/24 & PH opened 3/21/24 & continued to 4/4/24—WITHDRAWN
5. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
Special Exception- Grading (Sec. 6.8)
Application #24-2.7
A/R 2/15/24 & PH opened 3/21/24 & continued to 4/4/24- WITHDRAWN

MINUTES: 4/4/2024

CORRESPONDENCE:

OLD BUSINESS:

1. Branford Real Estate LLC
c/o Arian Prevalla-Applicant & Owner
544 & 558 West Main Street
Special Exception - Used Car Sales Dealership
Application #23-10.2
A/R 11/2/23 & PH opened 1/4/24 & closed on 4/4/24, Tabled from 4/4/24
2. 35-37 Harrison House LLC c/o Rachel Kelly-
Applicant & Owner
35-37 Harrison Avenue
Special Exception- Proposed residential building with three dwelling units (Sec.7.18)
Application #24-2.9
A/R 3/21/24 & PH set for 5/2/24
3. 35-37 Harrison House LLC c/o Rachel Kelly-
Applicant & Owner
35-37 Harrison Avenue
Special Exception- Grading (Sec. 6.8)
Application #24-2.10
A/R 3/21/24 & PH set for 5/2/24
4. Attorney James J. Perito c/o Nuzzo Properties LLC-
Applicant
Zoning Regulation Amendment- Remove Section 7.19.B.6 to delete the 20 event limit for the
“Non-Agricultural Farm Events” Accessory Use in the Industrial Zones (IG-1 & IG-2)
Application #24-3.3
A/R 4/18/24 & PH set 5/2/24
5. Preston Handler-Applicant & Owner
342 Shore Drive
Special Exception- Accessory Apartment
Application #24-4.1
A/R 4/4/24 & PH set for 5/2/24

NEW BUSINESS:

1. Sue & Steffen Lunde-Applicants & Owners
32 Wood Road
Special Exception & CAM- single Family residence within 100 feet of a coastal resource & grading (Sec. 6.8)
Application #24-4.3
To be A/R & PH to be set
2. Lisa Vita Williams-Applicant & Owner
16 Wellsweep Road
Special Exception- Accessory Apartment
Application #24-4.4
To be A/R & PH to be set
3. 4 Three Elms LLC-Applicant & Owner
4 Three Elm Road
Special Exception Modification & Coastal Site Plan-- Multifamily Residential (4 units)
Application #24-4.5
To be A/R & PH to be set
4. 4 Three Elms LLC-Applicant & Owner
4 Three Elm Road
Special Exception Oversize Accessory Structure (Garage) over 15 feet in height
Application #24-4.6
To be A/R & PH to be set
5. 4 Three Elms LLC-Applicant & Owner
4 Three Elm Road
Special Exception Modification- Grading (Sec. 6.8)
Application #24-4.7
To be A/R & PH to be set
6. Paula Murphy-Applicant & Owner
35 East Main Street
Special Exception- Accessory Apartment
Application #24-4.8
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report