



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405

Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

## MINUTES

### PLANNING & ZONING COMMISSION

THURSDAY APRIL 24, 2025

**REGULAR MEETING 7:00**

This meeting was held remotely, solely via ZOOM.

Commissioners Present: C. Andres, M. Palluzzi, J. Chadwick, J. Vaiuso, M. Liguori, S. Huttner, F. Russo  
D. Dyer (arrived at 7:13 pm)

Staff Present: Michiel Wackers-Town Planner, John Guskowski-Interim Town Planner, Jane Ellis-Zoning Enforcement Officer, Michelle Martin-Clerk

Chairperson Andres called the meeting to order at 7:01 pm.

He then introduced the Commission and staff present.

Secretary Fred Russo read the public hearing notice.

Chairperson Andres reviewed the meeting procedures.

Zoning Officer Jane Ellis reviewed how to participate in the public hearings.

#### PUBLIC HEARINGS:

1. Kim McCabe & Charles Watts-  
Applicants & Owners 38 Howard  
Avenue  
Special Exception for Grading (Sec. 6.8) within 100 feet of a wetland  
**Application #25-1.7**  
**A/R 2/6/25 & PH opened 4/3/25 & continued to 5/1/25**

**This will be discussed at the 5/1/25 meeting.**

2. Mariners Landing LLC c/o Robert Sachs (Member)-  
Applicant & Owner 52,54,56,58 aka 60 Maple Street  
Special Exception- Approved Residential Development w/Mixed Use  
**Application #25-2.5**  
**A/R 3/6/25 and PH set for 4/24/25**
3. Mariners Landing LLC c/o Robert Sachs (Member)-  
Applicant & Owner 52,54,56,58 aka 60 Maple Street  
Site Plan Modification & Coastal Site Plan  
**Application #25-2.6**  
**A/R 3/6/25 & PH set for 4/24/25**

Public hearings two and three were discussed together.

Attorney Marjorie Shansky represented the applicant and noted that he was present along with John Schmitz (BL Companies). She gave a brief history of the applications.

John Schmitz reviewed the list of modifications.

#### PUBLIC INPUT:

1. Gia Nicoletti- She asked about the number of boat slips in the initial proposal.
2. Peter Concelmo-(Sylvan Pt) He asked about possibility of a coffee shop or café having outdoor music, noting it has been a problem in the past.
3. Pat Dugan (Harding Ave.) She asked what the neighbors should be concerned about regarding these modifications. She is also concerned about possible noise concerns.

The commission discussed this and decided to keep the public hearings open and these items will be discussed at the May 1, 2025 meeting.

**OLD BUSINESS:**

1. Sean Jeffery -Applicant & Owner  
22 Beechwood Road  
Special Exception-Accessory Apartment  
**Application #25-4.1**  
**A/R 4/3/25 & PH set for 5/15/25**

**NEW BUSINESS:**

1. 301 Maple Ave LLC c/o Steve Distie-Applicant & Owner  
301 Maple Street  
Special Exception- Grading (Sec. 6.8)  
**Application #25-4.2**  
**To be A/R & PH to be set**

**MINUTES: 4/3/25**

**Fred Russo made a motion to approve the meeting minutes as written.**  
**J. Chadwick seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

1. DEEP comments regarding the Mariners Landing applications.
2. Cell Tower Construction & Modifications-(Branford Marina)
3. Referral from the Town of Guilford re: Zoning Text Amendments
4. Referral from the Town of East Haven re: Zoning Text Amendments

**OTHER BUSINESS:**

1. Planner's Report  
Michiel Wackers introduced himself and briefly spoke of his prior work history.
2. Bond Establishment – 23 Prospect Hill Road  
**J. Chadwick made a motion to approve the bond establishment at 23 Prospect Hill Road.**  
**F. Russo seconded the motion which passed unanimously.**
3. Bond Return -18-19 Etzel Road  
**F. Russo made a motion to return the bond for 18-19 Etzel Road.**  
**J. Chadwick seconded the motion which passed unanimously.**
4. Executive Session to discuss strategy with respect to the pending litigation: Faulkner Island Development, LLC v. Branford Planning & Zoning Commission, NNH-CV25-6150871-S (Superior Court, Judicial District of New Haven)

Chairperson Andres explained the Commissioners and Staff and Town Counsel will go into Executive Session to discuss the pending litigation.  
They will go into a separate zoom room and return to the main zoom room when they are finished.

The attendees were: Town Counsel, Michiel Wackers, John Guskowski, Chairperson Andres, Joe Chadwick, Joe Vaiuso, Marci Palluzzi, Sharon Huttner, Fred Russo, Massimo Liguori, Dave Dyer.

**Joe Chadwick made a motion to go into Executive Session at 8:35.**

**Fred Russo seconded the motion which passed unanimously.**

They returned from Executive Session at 9:29 pm and Chairperson Andres noted that no votes were taken.

The meeting adjourned at 9:30pm.