



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 DECEMBER 7, 2023 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. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Modification-Multi Family Residential
Application #23-6.3
A/R 7/6/23 & PH opened 9/7/23 & continued to 12/07/23 with a time extension from the applicant – Public Hearing must close on 12/7/23
2. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
Special Exception Modification-Multi Family Residential
Application #23-6.4
A/R 7/6/23 & PH opened 9/7/23 & continued to 12/07/23 with a time extension from the applicant – Public Hearing must close on 12/7/23.
3. Cherry Hill Estates, LLC- Applicant & Owner
26 Cherry Hill Road
PDD/Site Plan modification- Multi- Family Residential
Application #23-6.5
A/R 7/6/23 & PH opened 9/7/23 & continued to 12/07/23 with a time extension from the applicant – Public Hearing must close on 12/7/23.

4. 1064 Main Street LLC, c/o Angela Mazzearella-
Applicant & Owner
1032-64 Main Street
Special Exception-Limited Retail
Application #23-11.1
A/R 11/16/23 & PH to be set for 12/7/23
5. Lakeview Center Associates LLC c/o Attorney Kevin Curseaden-
Applicant & Owner
249-251 West Main Street
Special Exception- Gym
Application #23-11.2
A/R 11/16/23 & PH set for 12/7/23
6. Michael Bennick-Applicant & Owner
64 Harbor Street
Special Exception-Oversized Accessory Structure
Application #23-11.3
A/R 11/16/23 & PH set for 12/7/23

MINUTES: 11/16/23

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 to be set
2. CSC Montoya Apts. LLC c/o Lynda Cox-
Applicant & Owner
1-103 Montoya
Minor Site Plan Modification- Additional Parking for existing apartments
Application #23-9.8
A/R 9/21/23
Decision required by 12/7/23 (without submission of additional time extension)
3. 40 Ct. Ave. Assoc. LLC- Applicant & Owner
11 Laurel Hill road
Special Exception- for Grading (Sec. 6.8) - for a single family
Application #23-11.4
A/R 11/16/23 & PH to be set

NEW BUSINESS:

1. BC Investment Property LLC c/o Bruno Ciccone-Applicant & Owner
175 Cherry Hill Road
Modification to 3/16/23 approval of 11 Lot Re-subdivision
Application #23-12.1
To be A/R

OTHER BUSINESS:

1. Election of Officers
2. Interpretation of whether a proposed lot at 126 Sunset Beach Road is an "interior lot" per the definition in Section 2.2
3. CGS 8-24 Referral- Supply Ponds Bridge Replacement Project
4. Referral from the Zoning Board of Appeals (Use Variance Application)- 19-25 Fairlawn Avenue
5. Planner's Report