



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 – 1255, Fax: (203) 315 – 2188

DRAFT AGENDA PLANNING & ZONING COMMISSION THURSDAY JULY 6, 2023 REGULAR MEETING 7:00 p.m.

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. Joseph Tammaro – Applicant and Owner
245 (formerly lot between 233 & 249) East Main Street
Special Exception Modification - Multi-Unit Residential Building
Application #23-4.4
A/R 4/20/23 & PH opened 5/18/23 & continued to 7/6/23 with Time Extension
2. John & Jennifer Sullo-Applicants & Owners
117 Flax Mill Road
Special Exception- Section 6.8 Grading for a pool
Application #23-4.7
A/R 4/20/23 & PH opened 5/18/23 & continued to 7/6/23 with Time Extension

3. Shirley McCarthy & Peter Hentschel - Applicants
Zoning Regulation Amendment – Add definitions to Section 2.2, extensively revise Section 6.3 (Landscaping), add new subsection to Section 6.13 regarding Fencing, and add/re-designate Appendices.
Application #23-4.5
A/R 4/20/23 & PH opened 6/15/23 & continued to 7/6/23
4. Anthony Capasso-Applicant
Walter Maguire Jr. - Owner
66, 76-82 Totoket Rd. & 0 Tweed Road (Pine Orchard)
Re-subdivision to create four new lots from three existing properties located at 66, 76-82 Totoket Road & 0 Tweed Road.
Application #23-4.8
A/R 4/20/23 & PH opened 6/15/23 & continued to 7/6/23
5. John M. Hoeffler, PE, CFM (Town Engineer)-Applicant
Town of Branford c/o James B. Cosgrove (First Selectman)-Owner
39-49 North Main Street
Special Exception Modification – To add a municipal above ground fueling facility and Special Exceptions for associated grading changes per Section 6.8 and an oversized accessory structure per Section 3.8.B are also requested.
Application # 23-6.1
A/R 6/1/23 & PH opened 6/15/23 & continued to 7/20/23
6. P & D Holding company LLC-Applicants & Owners
107-109 Montowese Street
Special Exception- Office/Retail
Application #23-5.2
A/R 6/15/23 & PH set for 7/6/23
7. Patricia Pearson-Applicant & Owner
10 Tyler Avenue
Special Exception – Grading (Sec. 6.8) for a Terrace
Application #23-6.1
A/R 6/15/23 & PH set for 7/6/23

MINUTES: 6/15/23

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. Business Park Realty LLC, c/o Al Secondino-Applicant & Owner
31-33 Business Park Drive
Special Exception- Building Addition & parking modification
Application #23-6.2
A/R & PH set for 7/20/23
2. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Modification-Multi Family Residential
Application #23-6.3

To be A/R & PH to be set

3. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
Special Exception Modification-Multi Family Residential
Application #23-6.4
To be A/R & PH to be set
4. Cherry Hill Estates, LLC- Applicant & Owner
26 Cherry Hill Road
PDD/Site Plan modification- Multi- Family Residential
Application #23-6.5
To be A/R
5. Thomas Briggs- Applicant & Owner
67 North Branford Rd.
Special Exception-Indoor Recreation
Application #23-6.6
To be A/R & PH to be set
6. Lakeview Center Associates LLC c/o Delaurentise Management-
Applicant & Owner
249-251 West Main Street
Special Exception-Multi-Tenant Signage Program
Application #23-6.7
To be A/R & PH to be set

OTHER BUSINESS:

1. Informal Discussion-Proposed Development District-325 East Main St. (former Regal Cinema site)
2. Bond Release- 471 East Main Street
3. Planners Report