



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 JULY 10, 2025

SPECIAL MEETING 7:00

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. Timothy J. Lee, Esq.-Applicant
642 Main St. LLC c/o Kostas Sousoulas-Owner
642 Main Street
Zoning Map Amendment – (IHOD)
Construct a building containing three apartment units
Application #25-4.3
A/R 5/1/25 & PH OPENED 6/5/25 & CONTINUED TO 7/10/25
2. Timothy J. Lee, Esq.-Applicant
642 Main St. LLC c/o Kostas Sousoulas-Owner
642 Main Street
Zoning Map Amendment (IHOD) Revision – To remove the property from the Main Street Overlay District.
Application #25-4.3
A/R 6/19/25 & PH set for 7/10/25
3. Timothy J. Lee, Esq.-Applicant
642 Main St. LLC c/o Kostas Sousoulas-Owner
642 Main Street
Special Exception-Construct a building containing three apartment units
Application #25-4.4
A/R 5/1/25 & PH OPENED 6/5/25 & CONTINUED TO 7/10/25

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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4. 5 Beachwood LLC c/o Warren Field- Applicant & Owner
19-37 Gould Lane
3 Lot Resubdivision
Application #25-5.10
A/R 6/5/25 & PH set for 7/10/25
5. 200 Damascus LLC, c/o Sal Marottoli, Member -Applicant & Owner
200 Damascus Road (Proposed Lot 2)
Special Exception- Creation of a new interior lot
Application #25-6.1
A/R 6/19/25 & PH set for 7/10/25

NEW BUSINESS:

1. Mariners Landing LLC c/o Robert Sachs-Applicant & Owner
52,54,56, & 58 Maple St(aka 60 Maple St)
PDD/Master Plan Modification & Coastal Site Plan-Convert Commercial Space to
Two Residential Units in Building D (52 Maple St.)
Application #25-6.5
To be A/R & PH to be set
2. Craig Benerofe-Applicant
Zoning Regulation Amendment-To sections 2.2,4.8.L and 7.20.B to
add Cannabis Establishment -Micro Cultivator
Application #25-7.1
To be A/R & PH to be set
3. John & Yvette Chambers-Applicants & Owners
103 Cherry Hill Road
Special Exception- Summer Camp
Application #25-6.6
To be A/R & PH to be set

OLD BUSINESS:

CORRESPONDENCE:

OTHER BUSINESS:

1. Planner's Report