



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 21, 2022 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 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 though 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. Sunrise Cove Association Inc. (Sunrise Cove Camp) c/o
Robert Caldarella-Applicant
Zoning Regulation Amendment-Amend Section 3.3A and add new Section 3.5 (Pre-existing summer cottage/camp site).
Application #22-4.1
A/R 4/7/22 & PH opened & continued from 7/7/22 with time extension.

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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2. Eighty-Five Sunset Beach LLC c/o Kenneth O. Roos-Applicant & Owner
85 Sunset Beach Road
Special Exception & Coastal Site Plan-Single Family home with addition
Application #22-6.2
To be A/R & PH 7/21/22
3. 4 Three Elms Rd LLC c/o Kurt Wittek-Applicant & Owner
4 Three Elms Road
Special Exception-Renovation of existing apartment building
Application #22-6.4
To be A/R & PH 7/21/22
4. Joseph Barbarotta-Applicant
Nitenday Associates LLC, c/o Ken Ginsberg-Owner
221 West Main Street
Special Exception- Daycare Center
Application #22-6.5
To be A/R & PH 7/21/22

MINUTES: 7/7/22

CORRESPONDENCE:

OLD BUSINESS:

1. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception- Grading (Section 6.8)
Application #22-1.4
A/R 1/20/22 & PH opened 4/7/22 & closed 6/2/22
2. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owners of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception/Coastal Site Plan -Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH opened 4/7/22 & closed 6/2/22

NEW BUSINESS:

1. Brian Love – Applicant & Owner
31 Thimble Island Road
Coastal Site Plan & Special Exception-Grading (Section 6.8) for the construction of a single family residence within 100' of a critical coastal resource
Application #22-7.2
To be A/R & PH to be set

2. Sound Real Estate LLC, c/o Dan Merriam-Applicant
45 Rose Hill Road LLC, c/o Paul Santa Barbara-Owner
45 Rose Hill Road
Special Exception-(Section 8.1.D) Change of Nonconforming Use Application
To substitute a Car Storage Lot for the existing non-conforming use
Application #22-7.3
To be A/R & PH to be set
3. 119 Montowese LLC, c/o Elena Cahill-Applicant & Owner
119 Montowese Street
Special Exception-General or Business Office
Application #22-7.4
To be A/R & PH to be set
4. Bryan Dougherty-Applicant & Owner
616-626 Leetes Island Road
Special Exception-(Section 6.8) Grading (associated with the construction of a Barn)
within 100 feet of an Inland Wetland
Application #22-7.5
To be A/R & PH to be set
5. Douglas Ledewitz c/o Federal National Mortgage Assn.-
Applicant & Owner
9 Beechwood Road
Special Exception-Grading (Sec. 6.8) regrading to address Inland Wetlands
Regulations Violation
Application #22-7.6
To be A/R & PH to be set
6. 819 East Main St. LLC c/o Marjorie Shansky-Applicant
Sullivan Farm LLC, c/o Jim Sullivan-Owner
819-841 East Main Street
Special Exceptions-Research Laboratory, General Office, and Section 6.8 (grading
within 100 feet of an inland wetland)
Application #22-7.7
To be A/R & PH to be set

OTHER BUSINESS:

1. Havesh Naviyani-Applicant
David G. Goclowski-Owner
168 Montowese St. (Darbar India Restaurant)
Minor Site Plan Modification (Staff Approval)
Application #22-6.3s
POSSIBLE DENIAL
2. Planner's Report