



# PLANNING AND ZONING COMMISSION

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

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## AGENDA

### PLANNING & ZONING COMMISSION

THURSDAY JULY 24, 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.
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#### PUBLIC HEARINGS:

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**  
**A/R 7/10/25 & PH set for 7/24/25**

#### NEW BUSINESS:

#### OLD BUSINESS:

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 & closed 7/10/25 & continued to 7/24/25**

**TOWN OF BRANFORD PLANNING AND ZONING COMMISSION**

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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 opened 7/10/25 & closed 7/10/25 & continued to 7/24/25**
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 7/24/25 & closed 7/10/25 & continued to 7/24/25**
4. Craig Benerofe-Applicant  
Zoning Regulation Amendment-To sections 2.2,4.8.L and 7.20.B to add Cannabis Establishment -Micro Cultivator  
**A/R 7/10/25 & PH set for 9/4/25**
5. John & Yvette Chambers-Applicants & Owners  
103 Cherry Hill Road  
Special Exception- Summer Camp  
**Application #25-6.6**  
**A/R 7/10/25 & PH set for 9/4/25**

**CORRESPONDENCE:**

**OTHER BUSINESS:**

1. Planner's Report