



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 7, 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 6/16/22 with time extension.

2. 33 West Avenue LLC c/o Robert Regel-Applicant & Owner
33 West End Avenue
Special Exception Modification-Two Family Home
Application #22-4.6
A/R 5/5/22 & PH opened 6/2/22 & continued from 6/16/22
3. Donte Branch- Applicant
Joe Moruzzi c/o JMM Properties LLC-Owner
803-873 West Main Street
Special Exception- Tae Kwon Do School
Application #22-5.5
A/R 6/2/22 & PH set for 7/7/22
4. Jordan Flowers-Applicant
Robert Lundgren-Owner
257 East Main Street
Special Exception & Coastal Site Plan-Food Truck Park
Application # 22-5.6
A/R 6/2/22 & PH set for 7/7/22

MINUTES: 4/21/22 & 6/16/22

CORRESPONDENCE:

OLD BUSINESS:

1. Bluepoint Apothecary LLC c/o Attorney Timothy Herbst-Applicant
Two Dogs LLC c/o Mark Milano-Owner
471 East Main Street
Special Exception- Hybrid Retailer Cannabis Establishment
Application #22-4.5
A/R 5/5/22 & PH closed on 6/16/22
2. 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
3. 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
4. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan

Application #22-5.2

A/R 5/19/22, tabled from 6/16/22

NEW BUSINESS:

1. 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 to be set

2. 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 to be set

3. 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 to be set

4. 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 # _____
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report