



# 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 JUNE 15, 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 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. 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 6/15/23**
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 set for 6/15/23**
  
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 set for 6/15/23**
  
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 set for 6/15/23**

**MINUTES: 6/1/23**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. P & D Holding company LLC-Applicants & Owners  
107-109 Montowese Street  
Special Exception- Office/Retail  
**Application #23-5.2**  
**To be A/R & PH to be set**

**NEW BUSINESS:**

1. Patricia Pearson-Applicant & Owner  
10 Tyler Avenue  
Special Exception – Grading (Sec. 6.8) for a Terrace  
**Application #23-6.1**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Informal Discussion-Proposed Planned Development District-49 & 81-111  
Commercial Pkwy
2. Bond Release - 173 Hotchkiss Grove Road
3. Time Extension Request to file Subdivision Plan Mylars for 175 Cherry Hill Rd
4. Time Extension Request- Section 6.8 Special Exception (Grading)14,16,0 Buckley Road
5. Planners Report

