



PLANNING AND ZONING COMMISSION

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

Tel: (203) 488 – 1255, Fax: (203) 315 – 2188

MINUTES

PLANNING & ZONING COMMISSION

THURSDAY JUNE 19, 2025

REGULAR MEETING 7:00

Commissioners Present: C Andres(Chairperson), D. Dyer, F. Russo, M. Palluzzi,
J. Chadwick, J. Vaiuso, S. Huttner

Staff Present: M. Wackers (Town Planner), B. Aniskovich (Attorney),
M.Martin (clerk)

The meeting started at 7:07 pm.

Chairman Adres introduced the commission and staff.
He then reviewed the public hearing procedures.

Secretary F. Russo read the public hearing notice into the record.

PUBLIC HEARINGS:

1. Kim McCabe & Charles Watts-Applicants & Owners
38 Howard Avenue
Special Exception for Grading (Sec. 6.8) within 100 feet of a wetland
Application #25-1.7
A/R 2/6/25 & PH opened 4/3/25 & continued to 6/19/25

This item has been WITHDRAWN.

2. 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 6/19/25

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 6/19/25

M. Wackers noted that an additional application was submitted to remove this property from the Main St. Overlay zone.

Items 1 and 2 are continued to the July 10 meeting.

Chairperson Andres asked if anyone from the public wanted to comment on this.

PUBLIC INPUT:

1. Karl Muller-(neighbor at 650 Main St) He asked why the commission would make an exception For this considering the number of apartments available in Branford. He also noted that an emergency vehicle could not get to this back building since the driveway is so narrow. Also, what common area would the new tenants have? The new plan only states a 6 by six area for each unit.
2. Dave Cerrito-18 John ST.- He was under the impression that this new building would only Be one apartment with a garage?

4. Zach Woxland-Applicant
RCR Enterprises LLC c/o Chris Russo-Owner
4 Sycamore Way (Unit 4&5)
Special Exception -Automotive tinting/vinyl wrap
Application #25-5.4
A/R 5/15/25 & PH set for 6/19/25

The applicant spoke saying his business is automotive window tinting and vinyl wrap.

M. Wackers reviewed the staff report,
The commission asked a few questions.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the public hearing.

5. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Road
3 Lot Subdivision
Application #25-5.5
A/R 5/15/25
6. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)-Owner
72 Hilltop Drive & 43 Totoket Road
Special Exception-Interior Lot (lot 1)
Application #25-5.6
A/R 5/15/25 & PH set for 6/19/25
7. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)-Owner
72 Hilltop Drive & 43 Totoket Road
Special Exception-Interior Lot (lot 2)
Application #25-5.7
A/R 5/15/25 & PH set for 6/19/25
8. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)-Owner
72 Hilltop Drive & 43 Totoket Road
Special Exception-Interior Lot (lot 3)
Application #25-5.8
A/R 5/15/25 & PH set for 6/19/25

Public Hearing items 5,6,7 & 8 were heard together.

J. Pretti (Criscuolo Engineering) represented the applicant and reviewed the site plan. These applications are for a 3-lot subdivision and the lots are for the applicant's children. North Branford has given their approval.

M. Wackers reviewed the staff report.
The commission asked a few questions.

PUBLIC INPUT:
No one spoke.

Chairperson Andres closed the public hearing.

RETURN TO TABLE:

1. Zach Woxland-Applicant
RCR Enterprises LLC c/o Chris Russo-Owner
4 Sycamore Way (Unit 4&5)
Special Exception -Automotive tinting/vinyl wrap
Application #25-5.4
A/R 5/15/25 & PH set for 6/19/25

J. Chadwick made a motion to approve the application with the Findings & Conditions below:

FINDINGS:

1. Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria.

CONDITIONS:

1. The uses permitted by this special exception will be limited to automotive tinting, automotive vinyl wrapping, automotive and processes related to these uses.
2. Signage shall be limited to the existing signage program on the property.
3. Lighting for the project shall be implemented to reduce glare; any proposed lighting fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low-level accent lights (less than 900 lumen output- less than an incandescent 100-watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

F. Russo seconded the motion which passed unanimously.

2. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Road
3 Lot Subdivision
Application #25-5.5
A/R 5/15/25

3. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)-Owner
72 Hilltop Drive & 43 Totoket Road
Special Exception-Interior Lot (lot 1)
Application #25-5.6
A/R 5/15/25 & PH set for 6/19/25

4. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)-Owner
72 Hilltop Drive & 43 Totoket Road
Special Exception-Interior Lot (lot 2)
Application #25-5.7
A/R 5/15/25 & PH set for 6/19/25

5. M & V LLC c/o Mark Andreucci-Applicant
Mary Keegan (Trustee)-Owner
72 Hilltop Drive & 43 Totoket Road
Special Exception-Interior Lot (lot 3)
Application #25-5.8
A/R 5/15/25 & PH set for 6/19/25

Public Hearing items PZ#25-5.5, 5.6, 5.7, and 5.8 were heard together.

M. Palluzzi made a motion to adopt the Resolution as discussed for Applications PZ 25-5.5, 5.6, 5.7 and 25-5.8 with an effective date of July 1, 2025.

J. Chadwick seconded the motion which passed unanimously.

OLD BUSINESS:

1. 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
2. American Polyfilm Inc. c/o Matthew Cassella-Applicant & Owner
15 Baldwin Drive
Site Plan Modification- Manufacturing
Application #25-5.11
A/R 6/5/25

Jim Pretti (Criscuolo Engineering) represented the applicant and reviewed the application, Explaining this application is for a building addition. He then displayed the site plan. The commisisoners asked a few questions.

M. Wackers reviewed the staff report.

F. Russo made a motion to approve the application.

J. Chadwick seconded the motion which passed unanimously.

NEW BUSINESS:

1. 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
To be A/R & PH to be set

The public hearing will be July 10, 2025

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
To be A/R & PH to be set

The public hearing will be July 10, 2025.

MINUTES: 6/5/25

F. Russo made a motion to approve the minutes.

M. Palluzzi seconded the motion which passed unanimously.

CORRESPONDENCE: None

OTHER BUSINESS:

1. Planner's Report

M. Wackers thanked the commissioners who attended the recent workshop. He is working on getting an action plan in place.

He also noted that John G. (planning consultant) has been working on updating the zoning map and it should be completed by the end of June .

The meeting adjourned at 8:05 pm.