



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 5, 2025

REGULAR 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.

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
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 set for 6/5/25
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 set for 6/5/25

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4. Salvatore J. Brancati III-Applicant & Owner
28 7th Avenue
Special Exception (Sec. 6.8) & Coastal Site Plan -Inground Swimming Pool
Application #25-4.5
A/R 5/1/25 & Ph set for 6/5/25
5. Joyce Tipping –(Management Co.)Applicant
Mark Esposito-(Condominium Assn. President)-Owner
101 Hotchkiss Grove Rd.(The Ponds Condominiums)
Special Exception- Grading (Sec. 6.8) Remove & replace timber retaining wall
Application #25-4.6
A/R 5/1/25 & PH set for 6/5/25

OLD BUSINESS:

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
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

NEW BUSINESS:

1. 5 Beachwood LLC c/o Warren Field-Applicant & Owner
19-37 Gould Lane
3 Lot Resubdivision
Application #25-5.10
To be A/R & PH to be set

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

MINUTES: 5/15/25

CORRESPONDENCE:

OTHER BUSINESS:

1. Planner's Report