



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 5, 2025

REGULAR MEETING 7:00

This meeting was held remotely via zoom at 7 pm.

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

Staff present: M. Wackers (Town Planner), M. Martin (Clerk)

Chairperson Andres introduced the commission and staff and then reviewed the public hearing procedures.

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

Public Hearing items 2 and 3 were heard together.

Attorney Tim Lee represented the applicant and noted that the property owner was also Present at the meeting.

He reviewed the application stating that there is currently a two-family house on the parcel. The applicant wishes to build another building that will have three apartments.

The commissioners asked a few questions.

Public Input:

1. Karl Muller-650 Main St. -He stated he is a neighbor and has done a lot of work on his Property and the current house there needs a lot of work, why build a new building. He also noted it is a safety issue since the current driveway isn't wide and there are 2 stoops there now.
2. Chris Frione- 651 Main St- He is a real estate investor in Branford, and he supports this project.
3. David Cerrito-18 John St.-He is opposed to this for several reasons, it's too big for the parcel, It's unsafe since the driveway is too narrow, the current building is in disrepair, this would make the area too congested/

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Minutes - June 5, 2025

Page 2 of 3

4. Victor & Therese- 15 & 15A Barton Ct-They feel it's too congested in that area now. Also, the current house is in disrepair, that should be demolished. They questioned; how would a fire truck get to the back?
5. Karl Muller showed a photo from his cell phone showing a tent and what looked like a party in the back of the current house.

The commission had a brief discussion.

These two items are continued to the June 19, 2025 meeting.

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

Joe Wren PE (Indigo Land designs) represented the applicant and noted the pool Company rep was also present for questions.
He displayed the site plan and reviewed the application.

M. Wackers reviewed the staff report.

Public Input:

1. The applicant thanked the commission for their consideration.

Chairperson Andres closed the public hearing.

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

Marcus Puttock (Godfrey, Hoffman Hodge LLC) represented the applicant.
He displayed the site plan and reviewed the application.

M. Wackers reviewed the staff report.

The commissioners asked a few questions.

Public Input:

1. Barbara Kleback- unit 4 – She said the wall is in front of her unit and has disintegrated and needs to be replaced.

Chairperson Andres closed the public hearing.

RETURN TO TABLE:

1. 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

F.Russo made a motion to approve the application with the findings and conditions Below:

FINDINGS:

1. Subject to compliance with the conditions 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.
2. The Coastal Site Plan is consistent with the goals and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.

CONDITIONS:

1. Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
2. 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.

M. Palluzzi seconded the motion which passed unanimously.

2. 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

M. Palluzzi made a motion to approve the application with the Findings and 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 grading and earth removal activities of the property is consistent with the Special Exception Criteria (Section 6.8 & 9.8).

CONDITIONS:

1. Prior to the start of construction, erosion control measures shall be installed to the satisfaction of the Zoning enforcement Officer and maintained throughout the project.
2. The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.4. Heavy equipment and machinery shall only operate between the hours of 7:30 a.m. and 7:30 p.m. per the Zoning regulations.
3. All construction, site work, and design of the proposed retaining wall on the subject property is limited to and shall substantially follow that depicted on most recently submitted revisions of the submitted plans and documents ("Approved Plans") except as they may be modified to conform to the requirements of this approval or be further modified by the Planning and Zoning Commission or be modified for, construction related, minor changes approved by the Town Planner of his designee, per Section 9.6.B.5.

J. Chadwick seconded the motion which passed unanimously.

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION
Minutes- June 5, 2025
Page 3 of 3

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
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

F. Russo made a motion to approve the minutes as written.
J. Chadwick seconded the motion which passed unanimously.

CORRESPONDENCE: none

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Minutes- June 5, 2025

Page 3 of 3

OTHER BUSINESS:

1. Planner's Report

M. Wackers asked the commission if they would still like to meet on the regularly scheduled meeting of July 3 since it is the night before a holiday. They discussed it and M. Palluzzi suggested changing the meeting dates from July 3 and July 17 to July 10 and July 24. The group discussed it and everyone agreed.

So, the new dates of the July meetings will be July 10 and July 24, 2025.

M. Wackers also mentioned that there will be an Executive Session from 6:30 to 7 pm on June 19, 2025 before the regular meeting begins.

M. Liguori announced that this is his last meeting since he has recently moved out of Branford. He has enjoyed his time on the commission and hopes to move back to Branford soon.

Each of the commissioners thanked him for his time and work on the commission and they have all enjoyed serving with him. They all wished him well.

The meeting adjourned at 8:22 pm.