



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 MARCH 20, 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. Lauren Wiggins-Applicant
Meadow Street Properties- Owner
151-155 Meadow Street
Special Exception-Church and/or Places of Worship
Application #25-1.8
A/R 2/6/25 & PH opened 2/20/25 & continued to 3/20/25
2. Cedar Holdings, LLC c/o Jerry Saldutti-Applicant & Owner
48 Cedar Street
Special Exception- Dwelling Containing 4 dwelling units
Application #25-2.4
A/R 2/20/25 & PH set for 3/20/25

OLD BUSINESS:

1. Planning & Zoning Commission(C. Andres, Chair)-Applicant
Zoning Regulation Amendments
Application #24-12.1
A/R 12/19/24 & PH opened 1/16/25 PH closed on 3/6/25

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2. 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 set for 4/3/25
3. Mariners Landing LLC c/o Robert Sachs (Member)-Applicant & Owner
52,54,56,58 aka 60 Maple Street
Special Exception- Approved Residential Development w/Mixed Use
Application #25-2.5
A/R 3/6/25 and PH set for 4/24/25
4. Mariners Landing LLC c/o Robert Sachs (Member)-Applicant & Owner
52,54,56,58 aka 60 Maple Street
Site Plan Modification & Coastal Site Plan
Application #25-2.6
A/R 3/6/25 & PH set for 4/24/25

NEW BUSINESS:

1. Zackary Cianciolo-Applicant
Thomas Kelleher-Owner
1100 West Main Street
Site Plan/Change of use to Fast Food (no drive thru)
Application #25-3.1
To be A/R
2. Cheri's Sugar & Spice Bakery c/o Patrick Gargano-Applicant
116 North Main St. LLC c/o Alex Vigliotti- Owner
116 North Main Street
Site Plan / Change of use to a Bakery
Application #25-3.2
To be A/R

MINUTES: 3/6/25

CORRESPONDENCE:

OTHER BUSINESS:

1. Interpretation of Section 4.8.H.3 (Caretakers Quarters)
2. Informal Discussion- Possible Residential Use at 100 Commercial Pkwy
3. Planner's Report