PLANNING AND ZONING COMMISSION

AGENDA
PLANNING & ZONING COMMISSION
THURSDAY MAY 15, 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 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. 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. Sean Jeffery -Applicant & Owner
   22 Beechwood Road
   Special Exception-Accessory Apartment
   Application #25-4.1
   A/R 4/3/25 & PH set for 5/15/25

3. 301 Maple Ave LLC c/o Steve Distie-Applicant & Owner
   301 Maple Street
   Special Exception- Grading (Sec. 6.8)
   Application #25-4.2
   A/R 4/24/25 & PH set for 5/15/25

OLD BUSINESS:

1. 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

2. 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

3. 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

4. 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

NEW 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
   To be A/R & PH to be set

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
   To be A/R

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
   To be A/R & PH to be set

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
   To be A/R & PH to be set

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
   To be A/R & PH to be set

MINUTES: 5/1/25

CORRESPONDENCE:

OTHER BUSINESS:

1. Planner's Report