



# PLANNING AND ZONING COMMISSION

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

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## MINUTES

### PLANNING & ZONING COMMISSION

THURSDAY MAY 15, 2025

REGULAR MEETING 7:00

This meeting was held remotely via zoom

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

Commissioners Absent: J. Vaiuso, D.Dyer

Staff Present: M. Wackers (Town Planner), J. Ellis (ZEO), M.Martin(Clerk)

Staff Absent: J..Guszkowski (Interim Town Planner)

Chairperson Andres introduced the commission and staff.

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

J. Ellis reviewed how to participate in the public hearings.

#### 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 is continued to the 6/19/25 meeting**

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**

J. Pretti (Criscuolo Engineering) represented the applicant and reviewed the application.

M. Wackers (Town Planner) reviewed the staff report.

#### PUBLIC INPUT:

1. Mrs. Jeffery spoke explaining this unit if for her mother to live in.
2. J. Ellis noted a letter of support was received from a neighbor , Steve M.

**Chairperson Andres closed the Public Hearing.**

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**

James Gaffagan (Nafis & Young Engineers) represented the applicant noting this is an after the fact approval. The applicant wasn't aware he needed to obtain a permit for bringing in fill.

He gave a brief history of the application.

The commissioners asked a few questions.

M. Wackers reviewed the staff report.

**PUBLIC INPUT:**

1. Bill Chapin(Member of Board of Directors of the Land Trust)- He asked how this application would affect the Inland Wetland across the street.  
Jim Gaffagan replied.

**Chairperson Andres closed the public hearing .**

**For the record, M. Liguori is seated for J. Vaiuso who is absent.**

**RETURN TO TABLE:**

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**

**F. Russo 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 per section 9.8 of the zoning regulations.

**CONDITIONS:**

1. 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.
2. The owner of the accessory apartment property must submit an affidavit to the Commission stating that one of the dwelling units on the property will be occupied by the property owner.
3. Prior to the issuance of any Certificate of Zoning Compliance or the zoning authorization for the issuance of any Certificate of Occupancy the following shall be completed to the satisfaction of the Town Planner or his designee:

**J. Chadwick seconded the motion which passed unanimously.**

4. 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**

**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 the application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria per 9.8.F .
2. This approval exclusively applies to the alterations proposed on Site Plan entitled "301 Maple Street, C08-000-005-00001, Branford Connecticut" created on February 10, 2025 and revised through April 1, 2025 by Nafis & Young Engineers, Inc.

**CONDITIONS:**

1. All conditions of any previous approvals shall remain in full force and effect as they may still apply.
2. Erosion control measures shall be installed and maintained throughout construction to the satisfaction of the Zoning Enforcement Officer, Town Planner or his designee.
3. The applicant shall provide a written narrative of Erosion & Sedimentation Control measures, including installation and maintenance details.

**J. Chadwick seconded the motion which passed unanimously.**

**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 7<sup>th</sup> 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**

**F. Russo made a motion to approve the meeting minutes.**  
**M. Palluzzi seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

A letter was received from the Army Corp of Engineers regarding dredging.

**OTHER BUSINESS:**

1. Planner's Report

M. Wackers noted he composed a draft report in reply to the questionnaire he previously sent out.

He was pleased with the feedback he received. He said there is too much information in it to review at this meeting, he suggested perhaps having a special meeting devoted to this item. The items that he would like to discuss would include formalizing the Early Plan Review process, delegation of the minor site review process, clarifying the Sec. 6.8 of the zoning regulations , etc. The commission agreed and a meeting date will be set up soon.

M.Wackers said his first goal is to get an updated zoning regulation book which will be distributed to the commissioners when completed. Interim planner John Guskowski has been assisting with this.

The next item mentioned was the new permitting system OpenGov. He hopes to have a soft launch of this system by June 1 and be up and running by August 1, 2025.

The meeting adjourned at 8:20 pm.