



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 MAY 18, 2023 REGULAR MEETING 7:00 p.m.

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. Joseph Tammaro – Applicant and Owner
245 (formerly lot between 233 & 249) East Main Street
Special Exception Modification - Multi-Unit Residential Building
Application #23-4.4
A/R 4/20/23 & PH set for 5/18/23
2. John & Jennifer Sullo-Applicants & Owners
117 Flax Mill Road
Special Exception- Section 6.8 Grading for a pool
Application #23-4.7
A/R 4/20/23 & PH set for 5/18/23
3. Adam Greenberg-Applicant
Kristen Peck Marottolli-Owner
6 Partridge Lane
Special Exception- Grading (Sec 6.8) for a recreation area
Application #23-4.9
A/R 4/20/23 & PH set for 5/18/23

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4. Matt Sahintepe- Applicant & Owner
5 Spice Bush Lane
Special Exception- Grading (Sec 6.8) for a pool
Application #23-4.10
A/R 4/20/23 & PH set for 5/18/23

MINUTES: 5/4/23

CORRESPONDENCE:

OLD BUSINESS:

1. McDonalds Corp. c/o Brian Sheedy (Senior Counsel)-Applicant
RHC Associates c/o CRE Asset Management LLC c/o Stefan Cushman-Owner
424-436 West Main Street
Special Exception Modification- Drive-thru for a fast food restaurant
Application #23-1.6
A/R 1/5/23 & PH closed 5/4/23
Decision required by: 7/8/23
2. Shirley McCarthy & Peter Hentschel - Applicants
Zoning Regulation Amendment – Revise Section 6.3 Landscaping, and add
Definitions to Section 2.2, add new Section 6.13.D regarding fencing, and
add/re-designate Appendices
Application #23-4.5
A/R 4/20/23 & PH set for 6/15/23
3. Anthony Capasso-Applicant
Walter Maguire Jr. - Owner
66, 76-82 Totoket Rd. & 0 Tweed Road (Pine Orchard)
4 Lot Resubdivision
Application #23-4.8
A/R 4/20/23 & PH set for 6/15/23
4. Michael & Nancy Guiliani-Applicant & Owner
37 Brainerd Road
Special Exception- Grading (Sec. 6.8) Single Family Dwelling
Application #23-4.11
To be A/R & PH set for 6/1/23

NEW BUSINESS:

5. Premier Realty Holdings II, LLC c/o Robert Alvine-
Applicant & Owner
132 Ivy Street
Special Exception/Site Plan Modification
Application #23-5.1
To be A/R, PH waiver requested

OTHER BUSINESS:

1. Bond Establishment – 132 Ivy Street
2. Planners Report