



PLANNING AND ZONING COMMISSION

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

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MINUTES

PLANNING & ZONING COMMISSION

THURSDAY MAY 1, 2025

REGULAR MEETING 7:00

This meeting was held remotely, solely via ZOOM.

Commissioners Present: C. Andres (Chair), M. Liguori, F. Russo, M. Palluzzi, J. Chadwick, D.Dyer,
J. Vaiuso,

Commissioners Absent: S. Huttner

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

Chairperson Andres introduced the commission and staff.

Secretary F. Russo noted there was no public notice to read into the record.

Chairperson Andres reviewed the meeting procedures.

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

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 5/1/25

**Chairperson Andres noted the applicant has requested that this be continued
To the June 19, 2025 meeting.**

2. 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 opened 4/24/25 & continued to 5/1/25
3. 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 and PH opened for 4/24/25 & continued to 5/1/25

Public hearing number 2 and 3 were heard together.

Attorney Marjorie Shansky who is representing Mariners Landing LLC responded to the items
That were pending from the last meeting.

The commissioners and staff asked a few questions.

PUBLIC INPUT:

1. Steve Carlson- Sylvan Point resident- He asked if the public boat slips were seasonal and then asked if the transient slips were for day use.
2. Tracey Everson- RTM member- she asked why the applicant is asking for the additional 40 parking spaces.

Attorney Shansky responded to the questions.

Chairperson Andres closed the Public Hearings.

RETURN TO TABLE:

1. 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 opened 4/24/25 & continued to 5/1/25
2. 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 and PH opened for 4/24/25 & continued to 5/1/25

The commission discussed this briefly.

F. Russo made a motion to approve both the applications with the Findings and Conditions as revised .

J. Chadwick seconded the motion which passed unanimously.

OLD BUSINESS:

1. 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
2. 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

NEW 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
To be A/R & PH to be set

Staff will set the public hearing

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
To be A/R & PH to be set

Staff will set the public hearing

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
To be A/R & Ph to be set

Staff will set the public hearing.

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
To be A/R & PH to be set

Staff will set the public hearing.

MINUTES: 4/24/25

F. Russo made a motion to approve minutes.

J. Chadwick seconded the motion which passed unanimously.

CORRESPONDENCE:

Cell phone tower letter received.

OTHER BUSINESS:

1. Planner's Report

M. Wackers said he has been working on a zoning audit. If the commission approves, he will send out a survey to the commission and town staff asking for their input.

C. Andres said he received it, and it seemed appropriate to send it out.

The meeting adjourned at 7:57 pm.