



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 JANUARY 18, 2024 REGULAR MEETING 7:00 PM

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. Branford Real Estate LLC
c/o Arian Prevala-Applicant & Owner
544 & 558 West Main Street
Special Exception - Used Car Sales Dealership
Application #23-10.2
A/R 11/2/23 & PH opened 1/4/24 & continued to 1/18/24
2. 40 Ct. Ave. Assoc. LLC- Applicant & Owner
11 Laurel Hill road
Special Exception- for Grading (Sec. 6.8) - for a single family dwelling
Application #23-11.4
A/R 11/16/23 & PH set for 1/18/24 with time extension

MINUTES: 1/4/2023

CORRESPONDENCE:

RECEIVED
2024 JAN 17 P 4:44
MAYOR
BRANFORD TOWN CLERK

OLD BUSINESS:

1. Scott & Lisa Santoroski-Applicants & Owners
37 Brainerd Road
Special Exception for Grading (Sec 6.8)
Application #23-11.5
A/R 11/16/23 & PH set for 2/1/24 with time extension
2. Scott & Lisa Santoroski-Applicants & Owners
37 Brainerd Road
Special Exception- Three Family Dwelling
Application #23-11.6
A/R 11/16/23 & PH set for 2/1/24 with time extension
3. CSC Montoya Apts. LLC, c/o Lynda Cox- Applicant & Owner
1-103 Montoya
Site Plan Modification-Additional Parking
Application #23-9.8
A/R 9/21/23
Decision required by 1/18/24 (all time extensions possible have been offered)
WITHDRAWN
4. 65 Linden LLC c/o Kevin O' Neill-Applicant & Owner
65 Linden Avenue
Special Exception- Convert Single Family to a Two Family
Application #24-1.1
A/R 1/4/24 & PH set for 2/1/24
5. 32 Prospect Hill LLC c/o John Lightfoot-Applicant & Owner
34 Prospect Hill Road
Special Exception- Accessory Structure (Garage)
Application #24-1.2
A/R 1/4/24 & PH to be set
6. 35 Buena Vista LLC, c/o Matthew Steinfeld-Applicant & Owner
35 Buena Vista Road
Special Exception & Coastal Site Plan- Single Family Residence-
Grading (Sec 6.8) & Oversized Accessory Structure
Application #24-1.3
A/R 1/4/24 & PH to be set

NEW BUSINESS:

OTHER BUSINESS:

1. Soil and Erosion Financial Guarantee (Bond) Establishment - 175 Cherry Hill Road per Section 6.8 of the Zoning Regulations
2. Interpretation of Section 6.13.C (Retaining Wall)
3. Planner's Report