



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405  
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## AGENDA PLANNING & ZONING COMMISSION THURSDAY OCTOBER 19, 2023 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 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. Cherry Hill Estates, LLC-Applicant & Owner  
26 Cherry Hill Road  
PDD/Master Plan Modification-Multi Family Residential  
**Application #23-6.3**  
**A/R 7/6/23 & PH opened 9/7/23 & continued to 10/19/23 with a time extension from the applicant.**
2. Cherry Hill Estates, LLC-Applicant & Owner  
26 Cherry Hill Road  
Special Exception Modification-Multi Family Residential  
**Application #23-6.4**  
**A/R 7/6/23 & PH opened 9/7/23 & continued to 10/19/23 with a time extension from the applicant.**

3. Cherry Hill Estates, LLC- Applicant & Owner  
26 Cherry Hill Road  
PDD/Site Plan modification- Multi- Family Residential  
**Application #23-6.5**  
**A/R 7/6/23 & PH opened 9/7/23 & continued to 10/19/23 with a time extension from the applicant.**
4. Lakeview Center Associates LLC c/o Delaurentise Management-  
Applicant & Owner  
249-251 West Main Street  
Special Exception-Multi-Tenant Signage Program  
**Application #23-6.7**  
**A/R 7/6/23 & PH opened 9/7/23 & continued to 10/19/23 with a time extension from the applicant.**
5. 61 East Industrial LLC c/o Paul Santa Barbara-Applicant & Owner  
61 East Industrial Road  
Special Exception- Indoor & Outdoor Recreation use  
**Application #23-8.8**  
**A/R 9/7/23 & PH opened 9/21/23 & continued to 10/19/23**
6. 61 East Industrial LLC c/o Paul Santa Barbara-Applicant & Owner  
61 East Industrial Rd.  
Special Exception- Grading (Sec. 6.8) – Indoor & Outdoor Pickle ball & Paddle Courts  
**Application #23-9.5**  
**To be A/R & PH set for 10/19/23**
7. Vincent Federico-Applicant  
Jennifer Federico-Owner  
18-19 Etzel Road  
Special Exception Modification & Coastal Site Plan-for changes to previous Section 6.8 approval (grading within 100 ft. of a critical coastal resource)  
**Application #23-8.7**  
**A/R 9/7/23 & PH opened 10/5/23 and continued to 10/19/23**
8. Julie Niedzwiecki-Applicant & Owner  
35 Bayberry Lane  
Special Exception- Accessory Apartment  
**Application #23-8.9**  
**A/R 9/7/23 & PH opened 10/5/23 and continued to 10/19/23**
9. Julie Niedzwiecki-Applicant & Owner  
35 Bayberry Lane  
Special Exception- Oversized Accessory Structure  
**Application #23-9.6**  
**To be A/R & PH set for 10/19/23**
10. Southview Island LLC c/o Fritz Heidenreich-Applicant & Owner  
Bear Island (aka Big Curtis Island)  
Special Exception & Coastal Site Plan-New single family home with detached guest bedrooms in an accessory structure  
**Application #23-9.2**  
**AR 9/21/23 & PH set for 10/19/23**

**MINUTES: 9/21/2023**  
**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Shirley McCarthy & Peter Hentschel - Applicants  
Zoning Regulation Amendment – Add definitions to Section 2.2, extensively revise Section 6.3 (Landscaping), add new subsection to Section 6.13 regarding Fencing, and add/re-designate Appendices.  
**Application #23-4.5**  
**A/R 4/20/23 & PH opened 6/15/23 & closed 9/21/23 with time extension**  
**DECISION REQUIRED BY 11/25/23 (11/16/23 last regular meeting before this date)**  
  
***A Special Meeting will be held on 10/26/23 to discuss this.***
2. Wells Fargo Bank c/o Kelly Christian –Applicant & Owner  
840 Main Street  
Site Plan Modification- Modifications to Exterior Lighting  
**Application #23-7.4**  
**A/R 9/7/23 and continued to 10/19/23**  
**DECISION REQUIRED BY 11/11/23 (11/2/23 last regular meeting before this date)**
3. Tara Knight- Applicant & Owner  
279 Linden Avenue  
Coastal Site Plan-Demo of existing house & Construction of a new single family home  
**Application #23-9.1**  
**A/R 9/21/23 & tabled awaiting DEEP comments**  
**DECISION REQUIRED BY 11/25/23 (11/16/23 last regular meeting before this date)**

**NEW BUSINESS:**

1. Matt Sahintepe-Applicant & Owner  
5 Spice Bush Lane  
Special Exception- Grading (Sec. 6.8)  
**Application #23-9.7**  
**A/R 10/5/23 & PH set for 11/2/23**

**OTHER BUSINESS:**

1. Bond Return for 61 Flax Mill Road
2. Planner's Report