



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 OCTOBER 20, 2022 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 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. Bryan Dougherty-Applicant & Owner
616-626 Leetes Island Road
Special Exception-(Section 6.8) Grading
(associated with the construction of a Barn)
within 100 feet of an Inland Wetland
Application #22-7.5
A/R 7/21/22 & PH continued to 10/20/22 from 9/1/22 with a time extension
2. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
Special Exception & Coastal Site Plan-Grading for a Single Family Home
Application #22-9.1
A/R 9/15/22 & PH set for 10/20/22
3. 819 East Main St. LLC c/o Marjorie Shansky-Applicant
Sullivan Farm LLC, Jim Sullivan-Owner
819-841 East Main Street

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Special Exceptions-Research Laboratory, General Office, and Section 6.8
(Grading within 100 feet of an Inland Wetland)

Application #22-9.3

A/R 9/15/22 & PH set for 10/20/22

4. Metro 375 LLC, c/o Robert H. Smith Jr.-Applicant & Owner
367,373-375,377,383 East Main Street
PDD Master Plan Modification
Application #22-9.4
A/R 10/6/22 & PH set for 10/20/22

5. Metro 375 LLC, c/o Robert H. Smith Jr.-Applicant & Owner
367,373-375,377,383 East Main Street
PDD Master Site Plan Modification
Application #22-9.5
A/R 10/6/22, Tabled from 10/6/22

MINUTES: 10/06/2022

CORRESPONDENCE:

1. Accessory Dwelling Units "Opt Out" correspondence to the RTM.

OLD BUSINESS:

1. Westford Real Estate Management LLC c/o-John Westford-Applicant
Jefferson Woods Community Inc. c/o Nally Sahiin-Owner
11-404 Jefferson Woods
Special Exception Modification- Construction of Additional Parking
Application #22-8.3
A/R 9/1/22 & PH opened & continued to 11/3/22
2. KIOP Branford LLC, c/o Andy Lucibello (Agent)-Applicant & Owner
1025-1091 West Main Street
Site Plan - Modification of Parking Lot Lighting
Application #22-8.4
A/R 9/1/22 & tabled from 10/6/22
3. Pasquale & Barbara Ruocco-Applicants & Owners
45 Pine Orchard Road
Special Exception for an Accessory Apartment
Application #22-9.7
A/R 10/3/22 & PH set for 11/3/22

NEW BUSINESS:

1. Daniel Rabin- Applicant
Amendments to the Solar Regulations
Application #22-10.1
To be A/R & PH to be set for 11/17/22
2. 1171 Main St. LLC, c/o Attorney Tim Lee-Applicant
1171 Main St. LLC-Owner
1159-1171 Main Street
PDD Modification
Application #22-10.3
To be A/R & PH set for 11/17/22
3. Marc Downes-Applicant & Owner
72 Sunset Beach Road
Special Exception & CAM-Single Family Home
Application #22-10.4
To be A/R & PH to be set

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4. 4 Three Elms LLC c/o Kurt Wittek-Applicant & Owner
4 Three Elm Road
Special Exception Modification & Coastal Site Plan-
Renovation of Existing Apt. Building
Application #22-10.5
To be A/R & PH to be set

5. Thomas Kelleher c/o 1100 West Main St LLC-Applicant & Owner
1100 West Main Street
Site Plan Modification- Exit Sidewalk
Application #22-10.6
To be A/R

6. 94 East Main Street LLC, c/o Stacy Ruwe-Applicant & Owner
94 East Main Street
Special Exception- Construction of (3) Two Family Dwelling Units
Application # 22-10.7
To be A/R & PH to be set

7. Richard Pellitier-Applicant & Owner
56-58 Harrison Avenue
Special Exception- Multi-Family (Three Family) Dwelling
Application #22-10.8
To be A/R & PH to be set

8. Matthew Reale-Applicant & Owner
0 Bartholomew Rd.
Special Exception & Coastal site Plan – Oversized Accessory Structure
Application #22-10.9
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report