



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 5, 2023

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. 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 10/5/23
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 10/5/23
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 10/5/23

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 10/5/23
5. Town of Branford (c/o First Selectman James Cosgrove)-Applicant & Owner
185 Damascus Road
Special Exception Modification-Walsh Intermediate School-Field Improvements
Application #23-8.5
A/R 9/7/23 & PH opened 9/21/23 & continued to 10/5/23
6. 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
7. Vincent Federico-Applicant
Jennifer Federico-Owner
18-19 Etzel Road
Special Exception Modification & Coastal Site Plan-for previous
Section 6.8 approval (grading within 100 ft. of a critical coastal resource)
Application #23-8.7
A/R 9/7/23 & PH set for 10/5/23
8. Julie Niedzwiecki-Applicant & Owner
35 Bayberry Lane
Special Exception- Accessory Apartment
Application #23-8.9
A/R 9/7/23 & PH set for 10/5/23

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
2. Anthony Capasso-Applicant
Walter Maguire Jr. - Owner
66, 76-82 Totoket Rd. & 0 Tweed Road (Pine Orchard)
Re-subdivision to create four new lots from three existing properties located at 66, 76-82 Totoket Road & 0 Tweed Road & Coastal Site Plan
Application #23-4.8
A/R 4/20/23 & PH opened 6/15/23 & closed 9/21/23 with time extension
DECISION REQUIRED BY 11/25/23
3. 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

4. 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

5. 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
As accessory structure
Application #23-9.2
AR 9/21/23 & PH set for 10/19/23

NEW BUSINESS:

1. 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 & Padel Courts
Application #23-9.5
To be A/R & PH set for 10/19/23

2. 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

3. Matt Sahintepe-Applicant & Owner
5 Spice Bush Lane
Special Exception- Grading (Sec. 6.8)
Application #23-9.7
To be A/R & PH to be set

OTHER BUSINESS:

1. CGS 8-24 Referral- Field Improvements at Walsh Intermediate School-
(185 Damascus Road)
2. 90 Day Time Extension for the filing of re-subdivision plans for 175 Cherry Hill
Road with the Town Clerk.
3. Planner's Report