



# 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 6, 2022 REGULAR MEETING **8:00 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. 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 from 9/15/22**

**MINUTES: 9/15/2022**

**CORRESPONDENCE:**

**OLD BUSINESS:**

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

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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**Application #22-7.5**

**A/R 7/21/22 & PH continued to 10/20/22 from 9/1/22 with a time extension**

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 9/15/22**
3. 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**
4. 819 East Main St. LLC c/o Marjorie Shansky-Applicant  
Sullivan Farm LLC, c/o Jim Sullivan-Owner  
819-841 East Main Street  
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 & P/H set for 10/20/22**
5. HV Retail Development LLC c/o Patrick Hicks- Applicant & Owner  
1151 West Main Street  
Site Plan modification- Bank & Grocery Store  
**Application #22-10.2**  
**To be A/R**

**NEW BUSINESS:**

1. 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**  
**To be A/R & PH set for 10/20/22**
2. 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**  
**To be A/R**
3. Pasquale & Barbara Ruocco-Applicants & Owners  
45 Pine Orchard Road  
Special Exception for an Accessory Apartment  
**Application # 22-9.7**  
**To be A/R & PH to be set**
4. Matthew & Stephanie Milano-Applicants & Owners  
125 Thimble Islands Road  
2 Lot Subdivision & Coastal Site Plan  
**Request for a 90-day Time Extension to the time to file the Mylar for the subdivision.**

**OTHER BUSINESS:**

1. New Zoning Enforcement Officer
2. Sunrise Cove Camp- PDD replacement by Residential 2 (R2) zoning
3. Planner's Report