



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 SEPTEMBER 15, 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. Brian Love – Applicant & Owner
31 Thimble Islands Road
Coastal Site Plan & Special Exception-Grading (Section 6.8) for the construction of a single family residence within 100’ of a critical coastal resource
Application #22-7.2
A/R 7/7/22 & PH continued from 9/1/22

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda September 15, 2022

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2. 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
3. Sound Real Estate LLC, c/o Dan Merriam-Applicant
45 Rose Hill Road LLC, c/o Paul Santa Barbara-Owner
45 Rose Hill Road
Special Exception (Section 8.1.D) Change of Nonconforming Use Application
Substitute a Car Storage Lot for the existing non-conforming use (Refuse
Containers)
Application #22-7.3
A/R 7/21/22 & PH set for 9/15/22
4. Eran Magen-Applicant & Owner
28 Park Place
Special Exception-Conversion to a Two Family Residence
Application #22-8.2
A/R 7/21/22 & PH set for 9/15/22

MINUTES: 9/1/2022

CORRESPONDENCE:

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
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
3. Gobinda Shrestha c/o Shrestha Management LLC-Applicant & Owner
230 East Main Street
Site Plan –Retail Use (under 3,000 sf)
Application #22-8.5
A/R 9/1/22
4. Gobinda Shrestha c/o Shrestha Management LLC-Applicant & Owner
230 East Main Street
Site Plan- Restaurant (Fast food w/o Drive Thru)
Application #22-8.6
A/R 9/1/22

NEW BUSINESS:

1. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
Special Exception & Coastal Site Plan-Grading for a Single Family Home
Application #22-9.1
To be A/R & PH to be set

2. 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
To be A/R & P/H to be set

OTHER BUSINESS:

1. Planner's Report