



# 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 1, 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. 4 Three Elms Rd LLC c/o Kurt Wittek-Applicant & Owner  
4 Three Elms Road  
Special Exception-renovation/alterations of existing non-conforming apartment building, new garage & associated site changes  
**Application #22-6.4**  
**A/R 7/7/22 & PH set for 9/1/22**

2. 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 set for 9/1/22**
  
3. 119 Montowese LLC, c/o Elena Cahill-Applicant & Owner  
119 Montowese Street  
Special Exception-General or Business Office  
**Application #22-7.4**  
**A/R 7/21/22 & PH set for 9/1/22**
  
4. 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 set for 9/1/22**
  
5. Douglas Ledewitz c/o Federal National Mortgage Assn.-  
Applicant & Owner  
9 Beechwood Road  
Special Exception-Grading (Sec. 6.8) regrading within 100 ft. of an Inland Wetland  
**Application #22-7.6**  
**A/R 7/21/22 & PH set for 9/1/22**
  
6. Victoria Hunt-Applicant  
Sharon Lea Adinolfi-Owner  
6 Cherry Hill Road  
Special Exception- Conversion to a Two-Family dwelling  
**Application #22-8.1**  
**A/R 9/1/22 & PH set for 9/1/22**

**MINUTES:** 7/21/22

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. 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**

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 #22-7.7**  
**A/R 7/21/22 & PH set for 9/15/22**

**NEW BUSINESS:**

1. Eran Magen-Applicant & Owner  
28 Park Place  
Special Exception-Conversion to a Two Family Residence  
**Application #22-8.2**  
**To be A/R & PH to be set**
2. 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**  
**To be A/R**
3. 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**  
**To be A/R**

**OTHER BUSINESS:**

1. Update to Official Zoning Map
2. Bond Establishment for 69 Todd's Hill Rd (Lot 2 Pond View Estates)
3. Zoning Enforcement Officer
4. Planner's Report