



# PLANNING AND ZONING COMMISSION

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## AGENDA

### PLANNING & ZONING COMMISSION

THURSDAY APRIL 3, 2025

REGULAR MEETING 7:00

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. Kim McCabe & Charles Watts-Applicants & Owners  
38 Howard Avenue  
Special Exception for Grading (Sec. 6.8) within 100 feet of a wetland  
**Application #25-1.7**  
**A/R 2/6/25 & PH set for 4/3/25**

## OLD BUSINESS:

1. Mariners Landing LLC c/o Robert Sachs (Member)-Applicant & Owner  
52,54,56,58 aka 60 Maple Street  
Special Exception- Approved Residential Development w/Mixed Use  
**Application #25-2.5**  
**A/R 3/6/25 and PH set for 4/24/25**
2. Mariners Landing LLC c/o Robert Sachs (Member)-Applicant & Owner  
52,54,56,58 aka 60 Maple Street  
Site Plan Modification & Coastal Site Plan  
**Application #25-2.6**  
**A/R 3/6/25 & PH set for 4/24/25**

**NEW BUSINESS:**

1. Sean Jeffery -Applicant & Owner  
22 Beechwood Road  
Special Exception-Accessory Apartment  
**Application #25-4.1**  
**To be A/R & PH to be set**

**MINUTES: 3/20/25**

**CORRESPONDENCE:**

**OTHER BUSINESS:**

1. Planner's Report