



PLANNING AND ZONING COMMISSION

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MINUTES

PLANNING & ZONING COMMISSION

THURSDAY APRIL 3, 2025

REGULAR MEETING 7:00

This meeting was held remotely, solely via ZOOM.

Commissioners Present: C. Andres, M. Palluzzi, J. Chadwick, J. Vaiuso, S. Huttner

Commissioners Absent: F. Russo, M. Liguori, D. Dyer

Staff Present: J. Ellis (Zoning enforcement Officer), J. Guskowski (Interim Town Planner),
M. Martin (Clerk)

The meeting started at 7:06 pm

Chairperson Andres introduced the commission and staff.

J. Guskowski read the public hearing notice into the record.

C. Andres reviewed the public hearing procedures.

J. Ellis reviewed how to participate in the public hearings.

Chairperson Andres noted that M. Palluzzi is recusing herself from application 25-1.7 (38 Howard Ave).

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

Chairperson Andres noted that per the applicant's request, this item is opened and continued to the May 1, 2025 meeting.

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

Staff will set the public hearing .

MINUTES: 3/20/25

J. Chadwick made a motion to approve the minutes.
J. Vaiuso seconded the motion which passed unanimously.

CORRESPONDENCE:

Chairperson Andres noted that a letter was received in the Planning & Zoning office from a Mr. Edward Zelinsky which was forwarded to the commissioners today. There was a coastal site plan application submitted last July to the PZ Commission and was approved. J. Pretti from Criscuolo Engineering prepared the survey and E. Breining prepared the staff report. He mentioned that there was no public comment on this application. But, there was an error made. On the application it stated that there was a shoreline flood and erosion control structure which meant the application should have been referred to DEEP and it wasn't. Some neighbors were concerned when they found this out and DEEP was consulted and they came to the site and investigated. They agreed that it should have been referred to them. They agreed that the commission could approve this with a few modifications they suggested.

Mr. Zelinsky has requested to meet with staff to discuss this matter. Chairperson Andres suggested referring it to the new Town Planner who is scheduled to start on Monday April 14. Chairperson also said he would be glad to meet with Mr. Zelinsky as well.

The commission discussed this briefly and asked a few questions.

OTHER BUSINESS:

1. Planner's Report
John Guskowski reported that the land use office has been busy. He met with the applicant for the Mariners Landing applications, and they will be submitting a revised plan soon.

He also noted we will welcome the new Town Planner, Mickel Wackers, on April 14th.

Chairperson Andres reminded the commission that the 1201 West Main Street application that they denied is presently in court with an appeal. The Town counsel will be at the April 24th meeting to have an Executive Session to discuss this.

The meeting adjourned at 7:26 pm.