



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 DECEMBER 19, 2024 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. Charles Watts-Applicant & Owner
38 Howard Avenue
Special Exception-Grading (Sec. 6.8) -Single Family Residence
Application #24-7.5
A/R 7/18/24 & PH opened 11/21/24 and continued to 12/19/24
2. Madison Cassese-Applicant & Owner
43 & 49 Summer Island Road
Special Exception- Accessory Apartment
Application #24-10.5
A/R 10/17/24 & PH opened 11/21/24 and continued to 12/19/24
3. John J. Panzella-Applicant & Owner
67 Cedar Street
Special Exception Modification-Residential addition
Application #24-11.1
A/R 11/21/24 & PH set for 12/19/24

4. 5 Pin Oak Drive, LLC c/o David DeMaio-Applicant & Owner
5 Pin Oak Drive
Special Exception- Contractors Business & Grading (Sec. 6.8)
Application #24-11.4
A/R 11/21/24 & PH set for 12/19/24

5. 261 East Main, LLC, c/o Mark Jackson-Applicant & Owner
257 & 261 East Main Street
Special Exception-Re-use of existing office space and Proposed
Storage Garage with grading
Application #24-11-5
A/R 11/21/24 & PH set for 12/19/24

6. 35-37 Harrison House LLC, c/o Rachel Kelly-
Applicant & Owner
19 Laurel Street
Special Exception- Multi-Family Dwelling Units
Application#24-11.6
A/R 11/21/24 & PH set for 12/19/24

NEW BUSINESS:

1. Planning & Zoning Commission(C.Andres,Chair)-Applicant
Zoning Regulation Amendments
Application #24-12.1
To be A/R & PH to be set

MINUTES: 11/21/24

CORRESPONDENCE:

OLD BUSINESS:

1. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
3 Lot Subdivision
Application #24-11.3
A/R 11/21/24 & PH set for 1/2/25

OTHER BUSINESS:

1. Bond Release -245 East Main St
2. Election of Officers
3. Planners Repot