



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 FEBRUARY 6, 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. 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A/R 11/21/24 & PH set for 2/6/25- WITHDRAWN
2. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
Special Exception- Interior Lot (lot 1)
Application #25-1.1
To be A/R & PH to be set---WITHDRAWN
3. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
Special Exception- Interior Lot (lot 2)
Application #25-1.2
To be A/R & PH to be set—WITHDRAWN

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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4. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
Special Exception- Interior Lot (lot 3)
Application #25-1.3
To be A/R & PH to be set—WITHDRAWN
5. Planning & Zoning Commission(C. Andres, Chair)-Applicant
Zoning Regulation Amendments
Application #24-12.1
A/R 12/19/24 & PH opened 1/16/25 & cont. to 2/6/25
6. Steven Rosenthal & Mary McCormack-
Applicants & Owners
22 School Street
Special Exception-Grading (Sec. 6.8)
Application # 24-12.5
A/R 1/2/25, PH opened 1/16/25 & cont. to 2/6/25
7. Vincent Federico-Applicant
Nancy Tomassini-Owner
15 Etzel Road
Special Exception & Coastal Site Plan- Grading (Sec. 6.8) within 100' of a coastal resource
Application # 24-12.2
A/R 12/19/2024 & PH set for 2/6/2025
8. Thomas Briggs -Applicant & Owner
67-1 North Branford Rd
Special Exception-Personal Services (Personal Trainer)
Application 24-12.7
A/R 2/2/25 & PH set for 2/6/2025

OLD BUSINESS:

NEW BUSINESS:

1. Island Destinations LLC c/o John Petrofsky-Applicant & Owner
Cut-In-Two Island (West)
Special Exception- Accessory Apartment
Application #25-1.5
To be A/R & Ph to be set
2. 32 Wood LLC c/o Susan Norden-Applicant & Owner
32 Wood Road
Special Exception & Coastal Site Plan -Single Family Residence
Application#25-1.6
To be A/R & PH to be set
3. 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
To be A/R & PH to be set
4. Lauren Wiggins-Applicant
Meadow Street Properties- Owner
151-155 Meadow Street
Special Exception-Church and/or Places of Worship
Application #25-1.8
To be A/R & PH to be set

5. Joe Mooney-Applicant
Nancy Mooney-Owner
3 Pond View Terrace
Special Exception- Accessory Structure(shed)
Application #25-1.9
To be A/R & PH to be set

6. Jeanette Pozzi Erickson-Applicant & Owner
100 Damascus Road
Special Exception- Accessory Apartment
Application #25-1.10
To be A/R & PH to be set

7. Keith Criscuolo -Applicant & Owner
36 Whiting Farm Road
Special Exception-Accessory Apartment
Application#25-2.1
To be A/R & PH to be set

MINUTES: 1/16/25

CORRESPONDENCE:

OTHER BUSINESS:

1. Planner's Report