



# 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 JANUARY 2, 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 1/2/25**

**NEW BUSINESS:**

1. Vincent Federico-Applicant  
Nancy Tomassini-Owner  
15 Etzel Road  
Special Exception- Grading (Sec. 6.8) within 100' of a coastal resource  
**Application # 24-12.2**  
**To be A/R & PH to be set**
2. Steven Rosenthal & Mary McCormack-  
Applicants & Owners  
22 School Street  
Special Exception-Grading (Sec. 6.8)  
**Application # 24-12.5**  
**To be A/R & PH to be set**

3. Mark Shifman & Melinda Sanders-Applicants & Owners  
45 Seaview Avenue  
Coastal Site Plan-Single Family Residence  
**Application # 24-12.6**  
**To be A/R**

**MINUTES: 12/19/24**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Planning & Zoning Commission(C.Andres, Chair)-Applicant  
Zoning Regulation Amendments  
**Application #24-12.1**  
**A/R 12/19/24 & PH set for 1/16/25**
2. 5 Pin Oak Drive, LLC c/o David DeMaio-Applicant & Owner  
5 Pin Oak Drive  
Special Exception- Grading (Sec. 6.8)  
**Application #24-11.4**  
**A/R 11/21/24 & PH set for 1/16/25**
3. 5 Pin Oak Drive, LLC c/o David DeMaio-Applicant & Owner  
5 Pin Oak Drive  
Special Exception- General or Business Office  
**Application #24-12.3**  
**A/R 1/2/25 & PH set for 1/16/25**
4. 261 East Main, LLC, c/o Mark Jackson-Applicant & Owner  
257 & 261 East Main Street  
Special Exception-Grading (Sec. 6.8)  
**Application #24-11-5**  
**A/R 11/21/24 & PH set for 1/16/25**
5. 261 East Main, LLC, c/o Mark Jackson-Applicant & Owner  
257 & 261 East Main Street  
Special Exception Modification- General or Business Office  
**Application #24-12.4**  
**A/R 1/2/25 & PH set for 1/16/24**

**OTHER BUSINESS:**

1. Bond Establishment- 220 East Main Street
2. Planner's Report