



PLANNING AND ZONING COMMISSION

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MINUTES
PLANNING & ZONING COMMISSION
THURSDAY JANUARY 2, 2025
REGULAR MEETING 7:00

This meeting was held remotely, solely via ZOOM and started at 7:01 pm
Commissioners Present: C. Andres, F. Russo, J. Chadwick, J. Vaiuso, M. Liguori
Commissioners Absent: S. Huttner, M. Palluzzi
Staff Present: E. Breining (Asst Town Planner), M. Martin (Clerk)
Chairperson Andres introduced the Commission and staff.
There was no public hearing notice to read aloud.
Chairperson Andres reviewed the public hearing procedures.
E. Breining reviewed how to participate in the public hearing.

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

This public hearing was not opened but continued to the February 6 ,2025 meeting since additional special exception applications are needed(3).

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

This public hearing will be on February 6, 2025 since it has to go before the zba first on January 21,2025.

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

This public hearing will be on February 6, 2025 since the applicant needs to go before the Stony Creek Architectural Review Board first.

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

The applicant has requested this be postponed to the January 16 meeting since there are engineering issues that need to be worked out.

E. Breining noted that an application was received after the agenda was posted .It is for Special exception at 67 North Branford Rd. The public hearing will be set for February 6, 2025.

MINUTES: 12/19/24- These are deferred to the next meeting.

CORRESPONDENCE: none

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
F. Russo made a motion to establish the bond for landscaping.
J. Chadwick seconded the motion which passed unanimously.
2. Planner's Report
E. Breining mentioned the upcoming seminar on March 22 for the commissioners to attend via Zoom if they wish. It is very informative and is an all-day event.
The meeting adjourned at 7:13 pm