



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 JUNE 6, 2024 REGULAR MEETING 7:00 PM

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.
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PUBLIC HEARINGS:

1. Nuzzo Properties LLC c/o James J. Perito, Esq.- Applicant
Zoning Regulation Amendment- Remove Section 7.19.B.6 to delete the Twenty (20) event limit for the “Non-Agricultural Farm Events” Accessory Use in the Industrial Zones (IG-1 & IG-2)
Application #24-3.3
A/R 4/4/24 & PH opened 5/16/24 & continued to 6/6/24
2. Sue & Steffen Lunde-Applicants & Owners
32 Wood Road
Special Exception & CAM- Single Family Residence within 100 feet of a coastal resource & Grading (Sec. 6.8)
Application #24-4.3
A/R 4/18/24 & PH opened 5/16/24 & continued to 6/6/24
3. 4 Three Elms LLC-Applicant & Owner
4 Three Elm Road
Special Exception Modification & Coastal Site Plan-- Multifamily Residential (4 units)
Application #24-4.5
A/R 4/18/24 & PH opened 5/16/24 & continued to 6/6/24

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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4. 4 Three Elms LLC-Applicant & Owner
4 Three Elm Road
Special Exception- Oversize Accessory Structure (Garage) over 15 feet in height
Application #24-4.6
A/R 4/18/24 & PH opened 5/16/24 & continued to 6/6/24
5. 4 Three Elms LLC-Applicant & Owner
4 Three Elm Road
Special Exception Modification- Grading (Sec. 6.8)
Application #24-4.7
A/R 4/18/24 & PH opened 5/16/24 & continued to 6/6/24
6. Paula Murphy-Applicant & Owner
35 East Main Street
Special Exception- Accessory Apartment
Application #24-4.8
A/R 4/18/24 & PH opened 5/16/24 & continued to 6/6/24
7. 31-33 Flax Mill Road LLC, c/o Kevin O' Neill-
Applicant & Owner
33 Flax Mill Road
Special Exception- Grading (Sec. 6.8)
Application #24-4.9
A/R 5/2/24 & PH set for 6/6/24
8. 31-33 Flax Mill Road LLC, c/o Kevin O' Neill-
Applicant & Owner
33 Flax Mill Road
Site Plan -Off-Street Parking Facility
Application #24-4.10
A/R 5/2/24 & PH set for 6/6/24 (with associated application for Special Exception above)

MINUTES: May 16, 2024

CORRESPONDENCE:

OLD BUSINESS:

1. 23 North Main LLC, c/o Dan Iammuno-Applicant & Owner
23 North Main Street
Special Exception-Autobody Repair
Application #24-5.2
A/R 5/16/24 & PH set for 6/20/24
2. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment-
Modify Sections 2.2,3.3 & 7.6 Re: Family & Group Childcare Homes to conform to PA 23-142
Application #24-5.3
A/R 5/16/24 & PH set for 6/20/24

NEW BUSINESS:

1. Faulkner Island Development LLC-Applicant
Anthony J. Lasala (Trustee)-Owner
1201 West Main Street
Special Exception & Coastal Site Plan - Motor Vehicle Service
Application #24-5.4
To be A/R & PH to be set

2. East Main Street (American Polyfilm Inc) c/o Matthew Cassella –
Applicant & Owner
755 East Main Street
Site Plan Modification-Addition to building for Manufacturing Use
& change/reduction to parking
Application #24-5.7
To be A/R

3. Sean Jeffery-Applicant & Owner
22 Beechwood Road
Special Exception- Oversized Accessory Structure
Application #24-5.8
A/R & PH set for 6/20/24

4. Pent Road LLC, c/o Joe Lepre-Applicant & Owner
28 Kirkham St.(0 Elm St)
Special Exception-Two Family Dwelling(s)
Application#24-5.9
To be A/R & PH to be set

5. Linda Casanova-Applicant & Owner
68 Gould Lane
Special Exception-Accessory Apartment
Application #24-5.11
To be A/R & PH to be set

OTHER BUSINESS:

1. Bond Release- 211 Montowese Street
2. Bond Establishment- 245 East Main Street
3. Planner's Report