



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 MARCH 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. 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 3/6/25
2. Island Destinations LLC c/o John Petrofsky-Applicant & Owner
Cut-In-Two Island (West)
Special Exception - Accessory Apartment
Application #25-1.5
A/R 2/6/25 & Ph opened 2/20/25& continued to 3/6/25
3. Island Destinations LLC c/o John Petrofsky-Applicant & Owner
Cut-In-Two Island (West)
Special Exception - Oversized Accessory Structure
Application #25-2.2
A/R 2/20/25 & PH set for 3/6/25
4. Island Destinations LLC c/o John Petrofsky-Applicant & Owner
Cut-In-Two Island (West)
Special Exception for Grading (Sec. 6.8)
Application #25-2.3
A/R 2/20/25 & PH set for 3/6/25

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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5. Lauren Wiggins-Applicant
Meadow Street Properties- Owner
151-155 Meadow Street
Special Exception-Church and/or Places of Worship
Application #25-1.8
A/R 2/6/25 & PH opened 2/20/25 & continued to 3/20/25
6. Joe Mooney-Applicant
Nancy Mooney-Owner
3 Pond View Terrace
Special Exception- Oversized Accessory Structure
Application #25-1.9
A/R 2/6/25 & PH set for 3/6/25
7. Jeanette Pozzi Erickson-Applicant & Owner
100 Damascus Road
Special Exception- Accessory Apartment
Application #25-1.10
To be A/R & PH set for 3/6/25
8. Keith Criscuolo -Applicant & Owner
36 Whiting Farm Road
Special Exception-Accessory Apartment
Application#25-2.1
A/R 2/6/25 & PH set for 3/6/25

OLD BUSINESS:

1. 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
A/R 2/6/25 & PH set for 4/3/25
2. Cedar Holdings, LLC c/o Jerry Saldutti-Applicant & Owner
48 Cedar Street
Special Exception- Dwelling Containing 4 dwelling units
Application #25-2.4
A/R 2/20/25 & PH set for 3/20/25

NEW BUSINESS:

1. Mariners Landing LLC c/o Robert Sachs (Member)-Applicant & Owner
52,54,56,58 aka 60 Maple Street
Special Exception- Approved Residential Development w/Mixed Use
Application #25-2.5
To be A/R and PH to be set
2. Mariners Landing LLC c/o Robert Sachs (Member)-Applicant & Owner
52,54,56,58 aka 60 Maple Street
Site Plan Modification & Coastal Site Plan
Application #25-2.6
To be A/R

MINUTES: 2/20/25

CORRESPONDENCE:

OTHER BUSINESS:

1. Planner's Report