



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 NOVEMBER 21, 2024 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. Premier 200 North Main Realty LLC c/o R. Alvine-
Applicant & Owner
200 & 206 North Main Street
Special Exception- Automobile Service Facility
Application #24-8.4
A/R 9/5/24 & PH opened 10/3/24 & continued to 11/21/24
2. Premier 200 North Main Realty LLC c/o R. Alvine-
Applicant & Owner
200 & 206 North Main Street
Special Exception- Grading (Sec. 6.8)
Application #24-10.2
A/R 10/3/24 & PH opened 11/7/24 & continued to 11/21/24
3. Charles Watts-Applicant & Owner
38 Howard Avenue
Special Exception-Grading (Sec. 6.8) -Single Family Residence
Application #24-7.5
A/R 7/18/24 & PH set for 11/21/24 with Time extension

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda -November 21, 2024

Page 2 of 2

4. Phil Sullivan-Applicant & Owner
6 Buena Vista Rd
Special Exception-Accessory Structure
Application#24-9.7
A/R 10/17/24 & PH set for 11/21/24
5. Melinda Formica-Applicant & Owner
21 Burr Street
Special Exception- Accessory Structure (Garage)
Application #24-10.1
A/R 10/17/24 & PH set for 11/21/24
6. Madison Cassese-Applicant & Owner
43 & 49 Summer Island Road
Special Exception- Accessory Apartment
Application #24-10.5
A/R 10/17/24 & PH set for 11/21/24
7. Brushy Plain Plaza, LLC-Applicant-
4-12 Brushy Plain Road
PDD/Master Plan Modification
Application #24-11.2
A/R 11/7/24 & PH set for 11/21/24

MINUTES: 11/7/24

CORRESPONDENCE:

OLD BUSINESS:

1. John J. Panzella-Applicant & Owner
67 Cedar Street
Special Exception Modification-Residential addition
Application #24-11.1
To be A/R & PH to be set

NEW BUSINESS:

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
To be A/R
2. 5 Pin Oak Drive, LLC c/o David DeMaio-Applicant & Owner
5 Pin Oak Drive
Special Exception- Contractors Business & Grading (Sec. 6.8)
Application #24-11.4
To be A/R & PH to be set

OTHER BUSINESS:

1. Subdivision Financial Guarantee (Bond) Establishment (Modification of previously set Amount that was never posted)- 175 Cherry Hill Rd
2. Approval of 2025 Meeting Schedule
3. Planner's Report