



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 APRIL 20, 2023 REGULAR MEETING 7:00 p.m.

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 though 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. McDonalds Corp. c/o Brian Sheedy (Senior Counsel)-Applicant
RHC Associates c/o CRE Asset Management LLC c/o Stefan Cushman-Owner
424-436 West Main Street
Special Exception Modification- Drive-thru for a fast food restaurant
Application #23-1.6
A/R 1/5/23 & PH continued from 3/30/23
2. Vincent Federico-Applicant
Jennifer Federico- Owner
18-19 Etzel Road
Special Exception & Coastal Site Plan –Demolition of the Existing Home
and construction of a new home.
Application #23-3.2
A/R 3/16/23 & PH continued from 3/30/23

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

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3. Sofias Bakery, LLC c/o Kostas Sousoulas-Applicant
8 North Branford Road
Zoning Map Amendment – Change from BL (Limited Business) to IG-2 (Industrial-2)
Application #23-2.4
A/R 3/16/23 & PH set for 4/20/23
4. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment- Outdoor Dining
Application #23-3.6
A/R 3/16/23 & PH set for 4/20/23
5. Edificio , LLC- Applicant
Kevin J. & Robin J. Dextrateur-Owners
40 Pent Road
Special Exception- Oversized Accessory Structure
Application #23-3.7
A/R 3/30/23 & PH set for 4/20/23
6. Edificio, LLC-Applicant
Kevin J. & Robin J. Dextrateur-Owners
40 Pent Road
Special Exception- Accessory Apartment
Application #23-3.8
A/R 3/30/23 & PH set 4/20/23

MINUTES: 3/30/23

CORRESPONDENCE:

OLD BUSINESS:

NEW BUSINESS:

1. Kate Walbert & Rafael Pelli-Applicants & Owners
11 Rextile Road
Special Exception-Oversized Accessory Building & Major Home Occupation
Application #23-3.9
To be A/R & PH set for 5/4/23
2. Joseph Tammaro – Applicant and Owner
245 (formerly lot between 233 & 249) East Main Street
Special Exception Modification - Multi-Unit Residential Building
Application #23-4.4
To be A/R & PH to be set
3. Shirley McCarthy & Peter Hentschel - Applicants
Zoning Regulation Amendment – Revise Section 6.3 Landscaping and
add/re-designate Appendices
Application #23-4.5
To be A/R & PH to be set
4. John & Jennifer Sullo-Applicants & Owners
117 Flax Mill Road
Special Exception- Section 6.8 Grading for a pool
Application #23-4.7
To be A/R & PH to be set

5. Anthony Capasso-Applicant
Walter Maguire Jr. - Owner
66, 76-82 Totoket Rd. & 0 Tweed Road
4 Lot Resubdivision
Application #23-4.8
To be A/R & PH to be set

6. Adam Greenberg-Applicant
Kristen Peck Marottolli-Owner
6 Partridge Lane
Special Exception- Grading (Sec 6.8)
Application #23-4.9
To be A/R & PH to be set

OTHER BUSINESS:

1. Bond Release- 471 East Main Street
2. Bond Establishment – 31 Ferry Lane
3. Planners Report