



# 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 FEBRUARY 2, 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 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. 94 East Main Street LLC, c/o Stacy Ruwe-Applicant & Owner  
94 East Main Street  
Special Exception & Coastal Site Plan-Construction of (3) Two Family Dwelling Units  
**Application #22-10.7**  
**A/R 11/3/22 & PH opened 12/8/22 and continued to 1/19/23**

### WITHDRAWN

2. BC Investment Propertys LLC c/o Bruno Ciccone-Applicant & Owner  
175 Cherry Hill Road  
11 Lot Re-subdivision  
**Application #22-11.2**  
**A/R 11/17/22 & PH set for 2/2/23**

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3. BC Investment Propertys LLC c/o Bruno Ciccone-Applicant & Owner  
175 Cherry Hill Road  
Special Exception- Interior (Rear) (Lot #5)  
**Application #22-11.3**  
**A/R 11/17/22 & PH set for 2/2/23**
4. BC Investment Propertys LLC c/o Bruno Ciccone-Applicant & Owner  
175 Cherry Hill Road  
Special Exception- Interior (Rear) (Lot #2)  
**Application #22-11.4**  
**A/R 11/17/23 & PH set for 2/2/23**
5. BC Investment Propertys LLC c/o Bruno Ciccone-Applicant & Owner  
175 Cherry Hill Road  
Special Exception- Grading (Section 6.8)  
**Application #23-1.5**  
**To be A/R & PH set for 2/2/23**
6. Joseph Luchini-Applicant & Owner  
12 Whiting Farm Road  
Special Exception-Accessory Apartment  
**Application #22-12.4**  
**A/R 1/5/23 & PH set for 2/2/23**
7. Joseph Luchini-Applicant & Owner  
12 Whiting Farm Road  
Special Exception-Oversized Accessory Structure  
**Application #22-12.5**  
**A/R 1/5/23 & PH set for 2/2/23**
8. Kevin J. & Robin J. Dextrateur-Applicants & Owners  
40 Pent Road  
Special Exception- Accessory Apartment  
**Application #22-12.6**  
**A/R 1/5/23 & PH set for 2/2/23**
9. Richard Hellman & Susan Levy-Applicants & Owners  
230 Pleasant Point Road  
Special Exception (Section 6.8- Grading within 100 ft. of a critical coastal resource)  
& Coastal Site Plan-Building Reconstruction & Partial foundation replacement  
**Application #23-1.1**  
**A/R 1/5/23 & PH set for 2/2/23**
10. Jean Wood- Applicant & Owner  
22 Collins Drive  
Special Exception- Accessory Apartment  
**Application #23-1.2**  
**A/R 1/5/23 & PH set for 2/2/23**
11. Edward Esborn-Applicant & Owner  
24 Stannard Avenue  
Special Exception- Accessory Apartment  
**Application #23-1.3**  
**A/R 1/5/23 & PH set for 2/2/23**

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**MINUTES: 1/19/23**

**CORRESPONDENCE:**

**OLD BUSINESS:**

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**  
**To be A/R & PH to be set**
2. Peter & Patricia Broughal-Applicant & Owners  
6 Old Pawson Road  
Special Exception- Accessory Apartment  
**Application #23-1.4**  
**A/R 1/5/23 & PH set for 2/16/23**
3. Peter & Patricia Broughal-Applicants & Owners  
6 Old Pawson Road  
Special Exception-Oversized Accessory Structure  
**Application #23-1.7**  
**A/R 1/5/23 & PH set for 2/16/23**
4. Silver Lining Development LLC, c/o Karl Muller-Applicant & Owner  
650 Main Street  
Special Exception-Two Family Residence  
**Application #22-12.7**  
**A/R 1/5/23 & PH set for 2/16/23**

**NEW BUSINESS:**

**OTHER BUSINESS:**

1. Bond Establishment for 14 Hotchkiss Grove Road
2. Bond Release for 5-7 Euclid Street
3. Bond Release for 11 Euclid Street
4. Bond Establishment for 294,296 & 298 Leetes Island Rd
5. Bond Establishment for 294,296 & 298 Leetes Island Rd
6. Planner's Report