



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 JANUARY 19, 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
2. Matthew Reale-Applicant & Owner
0 Bartholomew Road
Special Exception & Coastal Site Plan-Oversized Accessory Structure
Application #22-10.9
A/R 11/3/22 & PH opened 12/8/22 and continued to 1/19/23

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3. Jean Farricelli-Applicant & Owner
104 Cherry Hill Road
Special Exception-Oversized Accessory Structure (Garage)
Application #22-11.6
A/R 12/8/22 PH opened & continued to 1/19/23

MINUTES: 12/1/22, 12/28/22 & 1/5/23

CORRESPONDENCE:

OLD BUSINESS:

1. 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
2. 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
3. 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
4. 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
5. Richard Pelliteir-Applicant & Owner
56-58 Harrison Avenue
Special Exception Modification-3 Family Residence
Application #22-12.3
A/R 1/5/23 & PH waiver granted 1/5/23
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

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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
12. Peter & Patricia Broughal-Applicants & Owners
6 Old Pawson Road
Special Exception- Accessory Apartment
Application #23-1.4
A/R 1/5/23 & PH set for 2/2/23
13. Silver Lining Development LLC ,c/o Karl Muller-Applicant & Owner
650 Main Street
Special Exception- Two Family House
Application #22-12.7
A/R 1/5/23 & PH set for 2/2/23

NEW 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

OTHER BUSINESS:

1. Interpretation: Undersized residential lots.
2. Interpretation: Assembly Halls
3. Planner's Report