



# 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 5, 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 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. Westford Real Estate Management LLC c/o-John Westford-Applicant  
Jefferson Woods Community Inc. c/o Nally Sahiin-Owner  
11-404 Jefferson Woods  
Special Exception Modification- Construction of Additional Parking  
**Application #22-8.3**  
**A/R 9/1/22 & PH opened 9/15/22 & continued from 12/8/22**
2. Daniel Rabin- Applicant  
Amendments to Section 6.16 (Alternative Energy) and 4.18 to allow Large Scale  
Ground Mounted Solar Arrays as currently defined in Section 2.2.  
**Application #22-10.1**  
**A/R 10/6/22 & PH opened 11/17/22 & continued from 12/8/22**

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3. 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 1/5/23**
4. 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 1/5/23**
5. BC Investment Propertys LLC c/o Bruno Ciccone-  
Applicant & Owner  
175 Cherry Hill Road  
11 Lot Resubdivision  
**Application #22-11.2**  
**A/R 11/17/22 & PH set for 1/5/23**
6. 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 1/5/23**
7. 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 1/5/23**
8. Alan & Cynthia Brooks-Applicants & Owners  
91 Stannard Avenue  
Special Exception- Grading (Sec 6.8) associated with a home addition  
**Application #22-11.5**  
**A/R 11/17/22 & PH set for 1/5/23**
9. Jean Farricelli-Applicant & Owner  
104 Cherry Hill Road  
Special Exception-Oversized Accessory Structure (Garage)  
**Application #22-11.6**  
**A/R 12/8/22 PH set for 1/5/23**

**MINUTES: 12/8/22**

**CORRESPONDENCE:**

**OLD BUSINESS:**

1. Paul Crisci-Applicant & Owner  
65 Sunset Beach Road  
Coastal Site Plan- Modifications to existing Single Family dwelling to bring it  
Into compliance with FEMA regulations.  
**Application #22-10.14**  
**A/R 11/3/22**

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2. Michael Sullivan-Applicant  
Martha Squires Jenkins & Elizabeth McConahy Jenkins-Owners  
24 Summer Island Point  
Coastal Site Plan- Modifications to existing Single Family dwelling to bring it  
Into compliance with FEMA regulations  
**Application #22-10.15**  
**A/R 11/3/22**
3. Central CT YMCA Association Inc.-Applicant & Owner  
628 East Main Street  
Special Exception Modification-EV Charging Stations  
**Application #22-12.1**  
**A/R 12/8/22**

**NEW BUSINESS:**

1. Richard Pelliteir-Applicant & Owner  
56-58 Harrison Avenue  
Special Exception Modification-3 Family Residence  
**Application #22-12.3**  
**To be A/R & PH waiver requested**
2. Joseph Luchini-Applicant & Owner  
12 Whiting Farm Road  
Special Exception-Accessory Apartment  
**Application #22-12.4**  
**To be A/R & PH to be set**
3. Joseph Luchini-Applicant & Owner  
12 Whiting Farm Road  
Special Exception-Oversized Accessory Structure  
**Application #22-12.5**  
**To be A/R & PH to be set**
4. Kevin J. & Robin J. Dextrateur-Applicants & Owners  
40 Pent Road  
Special Exception- Accessory Apartment  
**Application #22-12.6**  
**To be A/R & PH to be set**
5. 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**  
**To be A/R & PH to be set**
6. Jean Wood- Applicant & Owner  
22 Collins Drive  
Special Exception- Accessory Apartment  
**Application #23-1.2**  
**To be A/R & PH to be set**

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7. Edward Esborn-Applicant & Owner  
24 Stannard Avenue  
Special Exception- Accessory Apartment  
**Application #23-1.3**  
**To be A/R & PH to be set**
  
8. Peter & Patricia Broughal-Applicants & Owners  
6 Old Pawson Road  
Special Exception- Accessory Apartment  
**Application #23-1.4**  
**To be A/R & PH to be set**

**OTHER BUSINESS:**

1. Bond Establishment for 471 East Main Street
  
2. Bond Establishment for 173 Hotchkiss Grove Road
  
3. Matthew & Stephanie Milano-Applicants & Owners  
125 Thimble Islands Road  
2 Lot Subdivision & Coastal Site Plan  
**Request a 90-day Time Extension to the time to file the Mylar for the subdivision**
  
4. Follow up from the Special Meeting with the Coastal Vulnerability Working Group
  
5. CT Land Use Webinar (March 11, 2023)
  
6. Planner's Report