



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 MARCH 16, 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.

DISCUSSION:

1. Desegregate CT Discussion

PUBLIC HEARINGS:

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 opened 2/2/23 and continued from 3/2/23

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 opened 2/2/23 and continued from 3/2/23

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 opened 2/2/23 and continued from 3/2/23

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 opened 2/2/23 and continued from 3/2/23

5. 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 opened and continued from 3/2/23

6. 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 to 3/30/23

7. Branford Building Supplies c/o Vincent Giordano-Applicant & Owner
211 Montowese Street
Special Exception- Convert the Lower Level into Residential Use
Application #23-2.1
A/R on 2/16/23 & PH set for 3/16

MINUTES: 3/02/23

CORRESPONDENCE:

OLD BUSINESS:

1. 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
To be A/R & PH to be set

2. Schuyler Coulter-Applicant & Owner
28 & 30 Brocketts Point Road
Special Exception & Coastal Site Plan-Demo house on 30 Brocketts Point Rd.
& Construction of an addition to house on 28 Brocketts Point Rd.
Application # 23-2.5
To be A/R & PH set for 3/30/23

NEW BUSINESS:

1. Vincent Federico- Applicant
Nancy Tomassini- Owner
15 Etzel Road
Special Exception & Coastal Site Plan- Demolition of the Existing Home
and construction of a new home.
Application #23-3.1
To be A/R & PH to be set

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
To be A/R & PH to be set

3. Karl Muller –Applicant & Owner
650 Main Street
Special Exception- Modification of Parking Requirements
Application# 23-3.4
To be A/R & PH to be set

4. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment- Outdoor Dining
Application #23-3.6
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report
2. Bond Establishment for 106 Damascus Road