



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 30, 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. 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
2. Silver Linings Development LLC, c/o Karl Muller –Applicant & Owner
650 Main Street
Special Exception- Modification of Parking Requirements
Application# 23-3.4
To be A/R & PH set for 3/30/23

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3. 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

4. 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

5. 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 set for 3/30/23

6. 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 set for 3/30/23

MINUTES: 3/16/23

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
A/R 3/16/23 & PH set for 4/20/23

2. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment- Outdoor Dining
Application #23-3.6
A/R 3/16/23 & PH set for 4/20/23

NEW BUSINESS:

1. Edificio , LLC- Applicant
Kevin J. & Robin J. Dextrateur-Owners
40 Pent Road
Special Exception- Oversized Accessory Structure
Application #23-3.7
To be A/R & PH to be set

2. Edificio, LLC-Applicant
Kevin J. & Robin J. Dextrateur-Owners
40 Pent Road
Special Exception- Accessory Apartment
Application #23-3.8
To be A/R & PH to be set

OTHER BUSINESS:

1. 61 Burban Drive (old Hospice Building) Special Exception Approval (PZ#21-11.5) Request to remove Significant Trees
2. Time Extension Request for 383 East Main Street ,Section 6.8 Grading Special Exception
3. Planner's Report