



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 NOVEMBER 17, 2022 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 & continued to 11/17/22

TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

Agenda November 17, 2022

Page 2 of 4

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 set for 11/17/22

3. 1171 Main St. LLC, c/o Attorney Time Lee-Applicant
1171 Main St. LLC-Owner
1159-1167 Main Street
PDD Modification –Changes to allowed uses in this PDD.

Application#22-10.3

A/R 10/20/22 & PH set for 11/17/22

4. Marc Downes-Applicant & Owner
72 Sunset Beach Road
Special Exception for Grading (Sec 6.8) within 100 feet of a Critical Coastal Resource & CAM- for a Single Family Home

Application #22-10.4

A/R 10/20/22 & PH set for 11/17/22

5. 4 Three Elms LLC c/o Kurt Wittek-Applicant & Owner
4 Three Elm Road
Special Exception & Coastal Site Plan for further modifications regarding the renovation of a Two Family Dwelling.

Application #22-10.5

A/R 10/20/22 & PH set for 11/17/22

6. Richard Pellitier-Applicant & Owner
56-58 Harrison Avenue
Special Exception Modification for changes to an existing Multi-Family (Three Family) Dwelling

Application #22-10.8

A/R 10/20/22 & PH set for 11/17/22

WITHDRAWN

MINUTES: 11/3/22

CORRESPONDENCE:

OLD BUSINESS:

1. KIOP Branford LLC, c/o Andy Lucibello (Agent)-Applicant & Owner
1025-1091 West Main Street
Site Plan- Modification of Parking Lot Lighting

Application #22-8.4

A/R 9/1/22 & tabled to 11/17/22

2. 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 set for 12/8/22

3. Matthew Reale-Applicant & Owner
0 Bartholomew Road
Special Exception & Coastal Site Plan-Oversized Accessory Structure
Application #22-10.9
A/R 11/3/22b & PH set for 12/8/22
4. Branford Land Development LLC c/o Attorney Megan Miles-
Applicant & Owner
5 Indian Neck Avenue
PDD/Master Plan Modification -Addition of Building with Brewery
Tanks to Existing Facility.
Application #22-10.12
A/R 11/3/22, Public Hearing waiver to be requested.
5. Branford Land Development LLC c/o Attorney Megan Miles-
Applicant & Owner
5 Indian Neck Avenue
PDD Site Plan Modification-Addition of building with Brewery Tanks to Existing
Facility.
Application #22-10.13
A/R 11/3/22
6. 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
7. 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

NEW BUSINESS:

1. BC Investment Propertys LLC c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
11 Lot Resubdivision
Application #22-11.2
To be A/R & PH to be set

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
To be A/R & PH to be set

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
To be A/R & PH to be set

4. Alan & Cynthia Brooks-Applicants & Owners
91 Stannard Avenue
Special Exception- Grading (Sec 6.8) for a home addition
Application #22-11.5
To be A/R & PH to be set

OTHER BUSINESS:

1. Planner's Report
2. Approval of 2023 Meeting Schedule