



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY APRIL 2, 2020 REGULAR MEETING 7:00 P.M.

To Be Held by remote technology as authorized by Executive Orders 7B and 7I.

Commissioners Present: C. Andres, J. Lust, J. Chadwick, J. Vaiuso,
F. Russo, M. Palluzzi
Commissioners Absent: P. Higgins
Staff Present: H. Smith-Town Planner, M. Martin- Clerk

Chairperson Andres opened the meeting at 7 p.m. and briefly reviewed the Governor's Executive Orders. He told the Commissioners that as part of the order, they must state their full name each and every time they speak. Chairperson Andres stated for the record who was present. He then stated that the Commission would only discuss the items on the agenda that don't require public input. Secretary M. Palluzzi read the Public Hearing Notice into the record.

PUBLIC HEARINGS (*all to be postponed or continued to the April 16, 2020 meeting*):

1. A. Secondino & Son, Inc., c/o Alfred Secondino – Applicant
Bittersweet Partners LLC, & Alterra Holdings, LLC- Owners
779-803 East Main Street & 21 Sycamore Way
Special Exception – Laboratory Office
Application #19-12.1
A/R 12/5/19, PH opened 2/20/20, continued from 2/20/20

**H. Smith stated that this item will be continued to the next meeting on 4/16/20.
The Applicant has granted a time extension thru the 4/16/20 meeting.
The Commission accepted the time extension.**

**H. Smith said the next meeting will also be held remotely and he is working with
Branford Community Television to televise the meeting.**

2. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 4 of a 15 Lot ReSubdivision)
Application #19-12.4
A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20
3. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 5 of a 15 Lot ReSubdivision)
Application #19-12.5

A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20

4. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 6 of a 15 Lot ReSubdivision)
Application #19-12.6
A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20
5. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 8 of a 15 Lot ReSubdivision)
Application #19-12.7
A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20
6. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 9 of a 15 Lot ReSubdivision)
Application #19-12.8
A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20
7. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 13 of a 15 Lot ReSubdivision)
Application #19-12.9
A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20
8. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
ReSubdivision (15 lot)
Application #19-11.1
A/R 11/7/19 & PH opened 1/9/20, closed on 2/6/20, was to be reopened 3/19/20

Chairperson Andres said Items 2 thru 8 are heard together, and gave a brief review of the applications. He noted that the Public Hearings for these items will be re-opened at the 4/16/20 meeting.

H, Smith noted that the Executive Order granted Land Use Commissions additional time extensions. He recommended a 15 day extension to reopen the Public Hearing to the 4/16/20 meeting.

Chairperson asked each Commissioner separately and they all agreed to the time extension.

9. Joseph C. Schiffer-Applicant
Dale H. Saul (Trustee) & Joseph C. Schiffer (Trustee)-Owners
19-23 Buena Vista Road
Coastal Site Plan and Special Exception for grading associated with a new septic, demo of two existing houses and construction of new house within 100' of an inland wetland
Application #20-2.2
A/R 2/20/20, PH set for 4/2/20

Chairperson Andres opened the Public Hearing and continued this item to the 4/16/20 meeting.

MINUTES: 3/05/2020

**J. Lust made a motion to approve the 3/5/20 meeting minutes as written.
J. Chadwick seconded the motion which passed unanimously.**

H. Smith reminded the Commission that the 4/16/20 meeting will be held at 8 p.m., not the usual time of 7 p.m. due to a religious holiday.

CORRESPONDENCE:

No correspondence to discuss.

OLD BUSINESS:

1. 165-195 Main Street Branford LLC c/o
Kevin Curry –Applicant & Owner
165 & 195 Main Street
Special Exception-Convenience Store
Application#19-10.10
A/R 11/7/19, PH opened 1/9/20 - closed on 2/6/20, tabled from 3/05/20

Chairperson Andres reviewed the history of the application for the Commissioners.
H. Smith said he received a request that the Commission re open the Public Hearing in order for additional information to be received. He noted that Commissioner J. Vaiuso is not participating in this application and Commissioner F. Russo is seated for him.
Chairperson Andres noted he is considering recusing himself from this discussion explaining that Kevin Curry (Applicant) is also a South Central Region of Governments member also with himself. If he recuses himself, then alternate Commission member P. Higgins will be seated for him.

Chairperson Andres then asked the Commissioners separately if they agreed to a 30 day extension to open the Public Hearing and they all agreed.

A public hearing date will be posted on the website.

2. Roger M. Boissonneault –Applicant
Terri L. Boissonneault – Owner
6627 Ferry Lane
Special Exception & Coastal Site Plan – Access drive for a dock & driveway realignment
Application #19-12.12
A/R 1/9/20, PH opened 2/20/20 - closed on 3/5/20, tabled from 3/05/20

H. Smith reviewed the history of this application and the March 13 conditions of approval memo.

M. Palluzzi made a motion to adopt the March 13 memo below as the approval decision.

Finding:

1. Subject to compliance with the adopted Conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria.
2. This application is found to be consistent with the goals and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.

Conditions:

1. All construction, site work, and architectural modifications to the existing buildings on the subject property is limited to and shall substantially follow that depicted on the most recently submitted revisions of the submitted plans and documents ("Approved Plans") and the construction methodology required in Condition #2 below except as they may be modified to conform to the requirements of this approval, or be further modified by the Planning and Zoning Commission or be modified for, construction related, minor changes approved by the Town Planner per Section 9.6.B.5.
2. Prior to the start of construction, the sedimentation and erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and a document detailing the Construction Methodology to be used in undertaking the work shown on the approved plans submitted for the review and approval of the Town Planner. The Construction Methodology shall include the use of Best Management Practices which shall include the daily policing/removal of any rock or other debris on the property created by construction activities.
3. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.
4. Any vegetation removal activity on this property not noted on the approved Site Plan is prohibited without further approval by the Planning and Zoning Commission.
5. It should also be noted that any vegetation removal on the adjacent #23 Ferry Lane property will require the approval by the Planning and Zoning Commission of a Special Exception /Coastal Site Plan application per Sections 6.8 and 5.1 of the Zoning Regulations.

J. Lust seconded the motion which passed unanimously.

3. Thimble Island Brewing Company c/o Justin Gargano-Applicant
16 Business Park LLC c/o Charles Weber- Owner
16 Business Park Drive
Site Plan-Food preparation
Application #20-2.1
A/R 2/20/20, tabled from 3/5/20 (to be tabled to 4/16/20)

Chairperson Andres said this item was discussed at the previous meeting and it is his understanding the applicant wishes to withdraw this but has not submitted a withdrawal yet.

This item is TABLED.

NEW BUSINESS:

1. 8 Howd, LLC
c/o Nicholas Fischer-Applicant & Owner
8 Howd Avenue
Special Exception - Two-Family House
Application #20-3.2
To be A/R, PH to be set

This application needs to be reviewed by the Stony Creek Architectural Review Board.
Staff will set the Public Hearing date.

2. Sound Development Group, LLC-Applicant
Melissa Maturo, et al c/o John Maturo-Owner
1151 West Main Street
Special Exception – For development of a bank and grocery store and associated grading
and earth movement
Application #20-3.3
To be A/R, PH to be set

This application was recently submitted.
Staff will set the Public Hearing.

OTHER BUSINESS:

1. Planner's Report and discussion of remote meeting procedures

H. Smith thanked the Commission for attending the first remote Planning & Zoning meeting.
He hopes to learn how to run a remote Public Hearing in the near future.

Chairperson Andres said the Executive Order requires posting all the meeting materials
online.

H. Smith showed the Commissioners the drop box and how to access documents for viewing.

H. Smith said a new Assistant Town Planner has been hired and she will be attending the next
Planning & Zoning meeting.

He noted that the part time Zoning Enforcement Officer, Bud Beccia has been a great help as
well as Jennifer Acquino and Jaymie Frederick.

The meeting adjourned at 8 p.m.