



# PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

## 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 do not 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 will be heard together, and gave a brief review of the status of these applications which were in deliberations. He noted that Commission requested that the Public Hearings for these items be re-opened. This was now scheduled for 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 Andres 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**

**The Public Hearing was opened and continued without testimony 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:**

**There was no correspondence.**

**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 from the applicant that the Commission reopen the Public Hearing in order for the applicant to present additional information in support of the requested parking waiver. He noted that Commissioner J. Vaiuso has recused himself from this application with Commissioner F. Russo seated in his place.

Chairperson Andres noted he is considering recusing himself from this discussion explaining that he and Kevin Curry (Applicant) are both members of the South Central Regional Planning Commission. If he recuses himself, 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 the period to make a decision on this application and they all agreed.

A date for the reopening of the Public Hearing will be posted on the Town website.

This item was table to the 4/16/20 meeting.

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 a Staff Recommendation in a March 13, 2020 memorandum from him to the Commission.

**M. Palluzzi made a motion to approve the application subject to the Findings and Conditions in the March 13, 2020 memorandum to the Commission from the Town Planner.**

Findings:

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 will be withdrawing this application.

**This item was tabled to the 4/16/20 meeting.**

**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. The Commission delegated the setting of the date for the Public Hearing to the Chairperson and staff.

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. The Commission delegated the setting of the date for the Public Hearing to the Chairperson and staff.

**OTHER BUSINESS:**

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

H. Smith thanked the Commission for adjusting to the use of the remote technology based Planning & Zoning meeting.

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

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

H. Smith said a new Assistant Town Planner, Kaitlin Piazza, 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 in filling in for the lack of staffing.

The meeting adjourned at 8 p.m.