



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 MONDAY AUGUST 12, 2019 SPECIAL MEETING 7:00 P.M. CANOE BROOK SENIOR CENTER 11 CHERRY HILL RD

Commissioners Present: J. Lust, F. Russo, J. Chadwick, M. Palluzzi, J. Vaiuso
Commissioners Absent: P. Higgins, D. Dyer, C. Andres

Staff Present: H. Smith-Town Planner, M. Martin- Clerk

Secretary M. Palluzzi introduced the Commission and Staff.
She noted she is acting Chairperson for the meeting since Chairperson Andres is absent.

OLD BUSINESS:

1. Nest Shoreline Campus, Inc. c/o Leigh Small-Applicant
Farids Stony Creek LLC. - Owner
56 Stony Creek Road
Special Exception Modification- Child Daycare Center
Application #19-7.3
Tabled from 7/25/19, Public Hearing waiver granted.

H. Smith noted the agenda refers to this item as a Child Daycare Facility but the Applicant has modified the application and it is a school. So, this allows it to be a Special Exception modification.

The applicant was present and noted he retained Van Wilgen's garden center to prepare a landscaping plan.

H. Smith reviewed the Staff Report. He modified condition and added condition 5.

F. Russo made a motion to approve the application with the conditions below:

1. Prior to the issuance of a Zoning Permit or the authorization for the issuance of a Building Permit, the following Site Plan revisions shall be addressed to the satisfaction of the Zoning Enforcement Officer or other staff of the Planning and Zoning Commission as may be indicated.

- a) All landscaping to be retained and proposed for use in meeting the landscaping requirements of this Section (6.3) (existing trees and lines of shrubs) should be indicated on the Landscaping/ Site Plan with species and ranges of size generally noted. In issuing an approval with this condition the Commission waives the requirement for the preparation of a Landscaping Plan by a landscape Architect per Section 6.3.D.3 and accepts the applicant's proposal to have the Landscape Plan prepared by Van Wilgen's Garden Center.
 - b) Revise the Site Plan to add planting bed requirements of 40% of the circumference of the building to meet Section 6.3. H Planting Bed Requirements. The revisions to be approved by the Town Planner or his designee.
 - c) Information on all proposed fixtures including the proposed exit door lighting shall be provided including cut sheets with all model choices indicating all fixed mounting for the LED fixtures and lamps. The luminaires shall be demonstrated to be compliant with the Illuminating Engineering Society of North America (IESNA) definition of a full cutoff fixture or be demonstrated to have equivalent BUG ratings or be designated by the International Dark Sky Association (IDA) as "Dark Sky Approved". The LED fixtures shall have correlated color temperature equivalent to or less than 3000 degrees Kelvin.
2. To insure continued compliance with the Zoning Regulations (Sect. 6.3) all landscaping must be maintained as an on-going requirement of this approval to ensure survival of the landscaping. Any landscaping element that does not survive or that becomes significantly damaged must be replaced in-kind.
 3. No signage or additional lighting shall be installed without staff or Commission approval to maintain compliance with Section 6.6 – Signs and 6.2 Lighting
 4. A 25 (twenty-five foot) Sight Triangle shall be measured from edge of pavement at the intersection of a public road, private road or private driveway within which nothing may be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the vision of motorists entering or leaving such road or driveway.
 5. The work may be proposed for division into phases to be approved by staff who may authorize the issuance of Certificate of Occupancies by phase.

J. Chadwick seconded the motion which passed unanimously.

The meeting adjourned at 7:15 p.m.