



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY DECEMBER 3, 2020 SPECIAL MEETING 7:00 P.M.

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

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

Chairperson Andres called the meeting to order at 7:00 p.m. noting that there are no Public Hearings scheduled. The Commission will deliberate on two projects: The proposed development (Mariner's landing) and the Tidal Basin applications for a residential apartment building.

It was also noted that Commissioner J. Lust has recused himself and Commissioner F. Russo was seated for him. Commissioner Russo stated for the record that he has attended all the meetings where the applications have been discussed.

Chairperson Andres then introduced the Commission and Staff present.

OLD BUSINESS:

1. Mariners Landing LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
Site Plan & Coastal Site Plan- Mixed Use Development
Application # 20-6.1
A/R 6/4/20, Tabled from 11/19/20
Decision Required by Date: same as Application #20-6.3

He then said the first three items are the Mariner's landing applications and the Commission will consider them all together. He then gave a brief overview of the applications.

H. Smith then briefly reviewed some of the comments that were received from J. Gaucher (DEEP).

Chairperson Andres then summarized the public comments that were received, both pro and con, regarding the traffic, quality of life, etc.

He said his comments were generally in favor of the project but noted he read all the public input and is sensitive to the neighbors' concerns. He then briefly spoke of his reasons for approval.

He then asked the Commissioners for input, noting that they have to direct H. Smith (Town Planner) in order for him to draft a resolution, either in favor or against the project.

Commissioner F. Russo cited his reasons for voting in favor of the project, saying this project is better than a factory there.

Commissioner J. Chadwick spoke of traffic in the area and the need for a possible fund for the maintenance of the buildings in the future. He noted the economic effect of the project will be beneficial.

Commissioner J. Vaiuso noted he feels for the concerns of the neighbors but said this project is better than what was previously planned. He is in favor of the project.

Commissioner M. Palluzzi said she was impressed with the development for many reasons; opening up the river, the landscaping, etc. She said she felt the positives outweigh the negative and she is in favor of the project.

Chairperson Andres said that H. Smith will draft a document and send it out to the Commission for their review before the next meeting so they can give him additional input for the final draft.

Items #1, 2 and 3 are Tabled.

H. Smith announced that the Asst. Town Planner, Kaitlin Piazza is leaving to pursue a new job in Pennsylvania. Her job has been posted but she will be at the next Planning and Zoning Meeting on December 10.

2. Mariners Landing, LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
3 Lot Resubdivision
Application # 20-6.2
A/R 6/4/20, PH opened 7/16/20, Public Hearing closed 11/19/20,
Decision Required by Date:1/23/20
3. Mariners Landing, LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
PDD Modification/Master Plan Amendment- Mixed Use Development
Application # 20-6.3
A/R 6/4/20, PH opened 7/16/20, Public Hearing closed 11/19/20,
Decision Required by Date: 1/23/20
4. Tidal Basin, LLC., c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
PDD Modification/Master Plan Amendment- Residential Development as a use in place of an approved hotel use
Application #20-5.4
A/R 6/4/20, PH opened on 7/2/20, PH closed on 9/17/20, Tabled from 10/1/20
Decision Required by Date (w/application of 90 day time extension per Governor's EO 71 & EO 9L) 1/8/20

Chairperson Andres reviewed Application 20-5.4 and PZ# 20-5.3. He mentioned the memo from the Town Engineer.

H. Smith then gave a brief summary of the application.

The Commissioners discussed the application. Comm. J. mentioned that he likes trains and he lives very close to the train tracks and sometimes it is extremely loud, almost feels like it is in your living room, noting no one will want to live there. He had concerns.

Commissioner Russo spoke and said someone may want to live there. He noted that once the building is built, it is the developer's problem if no one wants to stay there. He would not deny the project but he's skeptical of this one.

Commissioner M. Palluzzi said she has been on the fence with this project. She also lives near train tracks she can tolerate it but that building is different. She spoke of density, public access, lack of open space saying she doesn't feel positive about this project.

Commissioner J. Vaiuso said he voted to approve the prior application for a hotel but he now regrets it. He is concerned about parking.

Chairperson Andres spoke and said he had mixed feelings. He is ok with the density but DEEP recommended denial for this project. He is concerned about flooding.

After more discussion, the consensus of the Commission was denial of the project.

5. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place of an approved hotel use
Application #20-5.3
A/R 6/4/20, Tabled from 11/19/20
Decision Required by Date: same as Application #20-5.4

OTHER BUSINESS:

1. 2021 Commission Meeting Schedule

Chairperson Andres said this item is TABLED to the next meeting when all the Commissioners will be present.

The meeting adjourned at 9:15 pm