



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, FEBRUARY 7, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Chadwick, J. Vaiuso, P. Higgins, C. Andres,
M. Palluzzi

Commissioners Absent: J. Lust, D. Dyer, F. Russo

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

PUBLIC HEARINGS:

1. Jamie Brecciaroli-Applicant
John Damato Jr. –Owner
83 School Ground Road (Units 4 & 5)
Special Exception-Automotive Repair
A/R 12/6/18 & PH opened 1/17/19, continued from 1/17/19

H. Smith said the Applicant has requested the Public Hearing be continued to the 2/21/19 meeting and has offered a time extension which the Commission accepted.

MINUTES: 1/17/19

**J. Vaiuso made a motion to approve the meeting minutes as written.
J. Chadwick seconded the motion which passed unanimously.**

CORRESPONDENCE:

1. DEEP correspondence regarding the installation of a walkway for boating access at 51 Harbor Street.
2. Correspondence regarding an equipment swap on an existing cell tower at 4 Beaver Road.
3. An upcoming Land Use training session at Wesleyan University on March 23 for Commissioners.
4. Correspondence regarding footing and a seawall at 50 Cocheco Avenue.
5. A copy of the letter written by the Chairperson of Planning & Zoning Commission sent to Attorney Carl Porto regarding the removal of the Significant Tree located at 250 North Main Street.

OLD BUSINESS:

NEW BUSINESS:

1. Janet S. Ryan – Applicant & Owner
29 Thimble Farms Road
Coastal Site Plan – Demolish existing home & rebuild FEMA compliant home
Application #19-1.3
To be A/R

J. Pretti-(Criscuolo Engineering) highlighted the application. This project consists of the demolition of the existing house and construction of a new FEMA compliant house. H. Smith reviewed the Staff report.

J. Chadwick made a motion to approve the application with the following Finding and Conditions:

FINDING-

1. The Coastal Site Plan is 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. Prior to the start of construction, the erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer.
2. Any revisions to the floor plans required by the Town Engineer to ensure FEMA Compliance shall be submitted to the Zoning Enforcement Officer who shall approve them as superseding the floor plans originally submitted with this application.
If changes to features , such as the foot print of the proposed building, shown on sheet 1 of 1 “Proposed Plot Plan”, prepared by Criscuolo Engineering,LLC dated 1/10/19 are required by the Town Engineer they will need to be submitted to the Commission for approval as a modification to this approval.

P. Higgins seconded the motion which passed unanimously.

2. James Blackstone Memorial Library c/o
Karen Jensen (Library Director)-Applicant & Owner
758 Main Street
Special Exception Modification- request elimination of
Condition 1.A.v.of the SE Approval dated 1/18/18
Application #19-1.4
To be A/R, PH waiver requested

H. Smith said this item will be reviewed by the Town Center Revitalization Review Board on 2/13/19.H. Smith said this is a minor item and the Applicant has requested a waiver of the Public Hearing. This Application is for a change of sidewalk material. This item will be discussed at the Town Center Revitalization Board meeting on February 13.

J. Vaiuso made a motion to waive the Public Hearing. M. Palluzzi seconded the Motion which passed unanimously.

This item was TABLED to the 2/21/19 meeting.

3. Carole Barber –Applicant & Owner
67A & 67B Stony Creek Road
Special Exception - Installation of Ground Mount Solar System
Application # 19-1.5
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for 3/7/19.

4. Michele Burgess- Applicant & Owner
40 Thimble Islands Road
Special Exception- Accessory Apartment
Application #19-2.1
To be A/R & PH to be set

H. Smith noted this application will be heard by the Stony Creek Architectural Review Board at their next meeting.

The Commission A/R and set the Public Hearing for 3/7/19.

5. Donald Welch-Applicant & Owner
8 Fellsmere Farm Road
Special Exception- Grading for a single family home
Application # 19-2.2
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for 3/7/19.

OTHER BUSINESS:

1. Bond Reduction – 880 West Main Street

H. Smith explained that this is the current Burger King site at 880 West Main Street. The current bond is \$72,839.80. Both the Zoning Enforcement Officer and the Engineering Department recommended that \$36,190.00 be retained to cover some landscaping items. They approved a partial release in the amount of \$ 36,649.80.

J. Vaiuso made a motion to release 36,649.80 of the bond and retain \$ 36,190.00. P. Higgins seconded the motion which passed unanimously.

2. Interpretation of Section 4.8.H (line 4),(line 5) & (line 6) and Section 2.2 definition of Dwelling, Single-Family Dwelling and Two-Family Dwelling

H. Smith explained this concerns a property in the BR zone. He then reviewed the Zoning Regulations noted above. He said the BR zone allows for several different uses on a property unlike the residential zones which allow only one principal use per property. The property has a grandfathered 2 family and a small outbuilding that the owner wants to make a single family home.

Chairperson noted this property will have 3 dwelling units and 2 buildings on a lot.

H. Smith asked; is this a multi-family dwelling? He then referred to the Zoning Regulations and said that it could be interpreted to only require the approval of a Zoning Permit by the ZEO to establish the single family use. The Commission discussed this briefly and agreed with H. Smith interpretation of the Regulations that it would not constitute a multi-family dwelling and that only a Zoning Permit approved by the ZEO would be needed to establish the single family use in the out building.

3. Planner's Report

H. Smith noted that the Plan of Conservation & Development (POCD) was effective as of February 1, 2019. We will have copies made shortly. It will also be on the Branford website.

He suggested a possible meeting to discuss the implementation of the plan. The POCD also recommends the establishment of a strategic review committee and a coastal vulnerability working group.

The Commission discussed this briefly.

H. Smith noted he will gather more information and this can be discussed at a future meeting.

H. Smith then mentioned a few upcoming possible future development projects.

The meeting adjourned at 7:44 pm