



PLANNING AND ZONING COMMISSION

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

MINUTES- Final Revision

PLANNING & ZONING COMMISSION THURSDAY FEBRUARY 15, 2024 REGULAR MEETING 7:00 PM

This meeting was held remotely via Zoom technology.

Commissioners Present: J. Chadwick, F. Russo, C. Andres, J. Vaiuso, M. Palluzzi, M. Liguria,
Commissioners Absent: S. Huttner

Staff Present: H. Smith (Town Planner), E. Breining (Asst Town Planner)

Secretary F. Russo read the public hearing notice into the record.

C. Andres reviewed the public hearing procedures.

E. Breining reviewed how to participate in the public hearing.

PUBLIC HEARINGS:

1. Branford Real Estate LLC
c/o Arian Prevalla-Applicant & Owner
544 & 558 West Main Street
Special Exception - Used Car Sales Dealership
Application #23-10.2
A/R 11/2/23 & PH opened 1/4/24 & continued from 2/1/24

The applicant Ben Connor rep the applicant spoke. Ari Prevalla (owner) and Nick from Nafis & Young also present.

Attorney Connor gave brief history of the site. The applicant wants to run a used car dealership at the site.

Nick (Nafis & Young) gave brief overview and displayed a site plan. Then Attorney Connor added a few comments regarding the landscaping that is planned. Ari briefly spoke of this prior businesses and his plan for this site.

E. Breining reviewed the staff report. He recommended continuing the public hearing since additional information is required.

The commissioners made a few comments. Evan displayed a few photos.
M. Palluzzi made a few comments and stated her credentials.

**C. Andres suggested this item be continued to the next meeting.
The applicant granted a time extension to the March 7 meeting.**

The commission discussed the requirement of having a licensed landscape architect, and whether to waive it. The consensus was that the applicant should consult a landscape professional and get a consultation for the landscape plan.

2. 32 Prospect Hill LLC c/o John Lightfoot-Applicant & Owner
34 Prospect Hill Road
Special Exception-Accessory Structure (Garage)
Application #24-1.2
A/R 1/4/24 & PH set for 2/15/24

The applicant needs an additional special exception for this parcel.

C. Andres opened this public hearing and it's continued to the March 7 meeting, and it will be heard with the other special exception application.

3. 35 Buena Vista LLC, c/o Matthew Steinfeld-Applicant & Owner
35 Buena Vista Road
Special Exception & Coastal Site Plan-Single Family Residence
Grading (Sec. 6.8) & Oversized Accessory Structure
Application #24-1.3
A/R 1/4/24 & PH set for 2/15/24

J. Pretti (Criscuolo Engineering) represented the applicant and displayed the site plan and photos.

The plan is to remove the existing house and rebuild a new house. He also displayed architectural drawings.

E. Breining reviewed the staff report.

PUBLIC INPUT:
No one spoke.

C. Andres closed the public hearing.

4. Roger Holt- Applicant & Owner
236 Pleasant Point Road
Special Exception-Accessory Structure
Application #24-1.5
A/R 1/18/24 & PH set for 2/15/24

J. Pretti (Criscuolo Engineering) represented the applicant and displayed the site plan. The application is for a second floor over the garage for storage.

E. Breining reviewed the staff report.

PUBLIC INPUT:
No one spoke.

C. Andres closed the public hearing.

MINUTES: 2/1/2024

H. Smith noted a few errors; item 6, the condition should read 1 and not 4 and where J. Vaiuso seconded the motion it should be moved at the end of the condition.

**F. Russo made a motion to approve the Feb 1 minutes with those corrections.
J. Chadwick seconded the motion which passed unanimously.**

RETURN TO TABLE:

35 Buena Vista LLC, c/o Matthew Steinfeld-Applicant & Owner
35 Buena Vista Road
Special Exception & Coastal Site Plan-Single Family Residence
Grading (Sec. 6.8) & Oversized Accessory Structure
Application #24-1.3
A/R 1/4/24 & PH set for 2/15/24

M. Palluzzi made a motion to approve the application with the findings and conditions below:

FINDINGS:

1. The Coastal Site Plan is consistent with the goal 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.
2. This approval exclusively applies to the proposed "Single Family Residential Use." No additional units can be established at this address without further approvals from the Planning & Zoning Commission.

CONDITIONS:

1. Prior to the start of construction the following shall be completed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project:
 - a. Erosion control measures shall be installed and maintained throughout construction.
 - b. 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.
2. Prior to the issuance of a Certificate of Zoning Compliance or the zoning issuance of Certificate of Occupancy, the following should be addressed to the satisfaction of the Town Planner or his designee:
 - a. Any mechanicals visible from the street or private roadway shall be screened by landscaping, fencing or other similar features.
 - b. The following details shall be sent to the Stony Creek Architectural Review Board for comment:
 1. Window design & details
 2. Type of masonry on the proposed chimney
 3. Siding color & material
 4. Any proposed outdoor lighting
 5. Location of any mechanicals
3. Prior to the issuance of a Zoning Permit or the zoning authorization of the issuance of a Building Permit the following shall be addressed to the satisfaction of the Town Planner or his designee:
 - a. The applicant shall revise Sheet 2 entitled "*Proposed On-site Wastewater Disposal System Plan*" last revised on February 8, 2024 to show the removal of the proposed deck extending from the northern most existing shed to the second existing shed, proposed to be enlarged with an addition and a deck or a variance for the expansion of a nonconforming structure must be obtained from the Zoning Board of Appeals.
4. To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low-level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

J. Chadwick seconded the motion which passed unanimously.

5. Roger Holt- Applicant & Owner
236 Pleasant Point Road
Special Exception-Accessory Structure
Application #24-1.5
A/R 1/18/24 & PH set for 2/15/24

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

FINDINGS:

1. Subject to compliance with the 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 per section 9.8 of the zoning regulations.
2. This approval exclusively applies to the addition of a second floor above an existing garage. No change in use from the approved single-family home is a part of this application and the addition of any units or an accessory apartment would need to be approved by the Planning & Zoning Commission.

CONDITIONS:

1. Prior to the start of construction the following shall be completed to the satisfaction of the Zoning Enforcement Officer:
 - a. Erosion control measures shall be installed and maintained throughout construction, if deemed necessary.
 - b. 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.
2. To reduce glare, any proposed lighting fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low-level accent lights (less than 900 lumen output-less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

M. Palluzzi seconded the motion which passed unanimously.

CORRESPONDENCE: None

OLD BUSINESS: None

NEW BUSINESS:

1. North Main Branford LLC, c/o Dan Iammuno-
Applicant & Owner
17 North Main Street
Special Exception- Auto Body Repair
Application #24-2.1
To be A/R & PH to be set

This item needs to go before the Town Center Revitalization Review Board

2. 54 & 60 North Main St LLC,c/o Nick Magnotta-
Applicant & Owner
54 & 60 North Main Street
Special Exception Modification-Car Wash
Application #24-2.2
To be A/R & PH to be set
3. Auriga II LLC 1/6 ET ALS c/o Gerald Kahn-
Applicant & Owner
0 Linden Avenue
Special Exception- Marine Access Facility
Application #24-2.3
To be A/R & PH to be set
This will be reviewed by DEEP.
4. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
PDD Master Plan
Application #24-2.4
To be A/R & PH to be set
5. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
PDD Site Plan
Application #24-2.5
To be A/R & PH to be set
6. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
Subdivision
Application #24-2.6
To be A/R & PH to be set
7. CP Branford LLC c/o John Knuff- Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc.-Owner
329 East Main Street aka 325 East Main Street
Special Exception- Grading (Sec. 6.8)
Application #24-2.7
To be A/R & PH to be set

PH will be March 21, 2024 for items #4,5,6 & 7

OTHER BUSINESS:

1. Planners Report

H. Smith reminded the commission that they had previously discussed forming a committee to work on the Landscaping Regulation revisions. He noted that he asked the commissioners if anyone was interested in being on the committee, with the caveat that only two members of the commission could join, or it would be considered a quorum. Sharon Huttner had expressed interest in joining as well as Fred Russo. Then there was a discussion including Fred Russo's proposing to withdraw his participation in the group deferring to Marci Palazzi's participation based on her professional credentials as a Landscape Architect.

Joe Chadwick offered editorial assistance.

There was also consensus that there be people on the committee that would represent multiple business viewpoints and professions from the community.

The Commission also agreed that it would be preferred if they received updates on the progress of the group and provide input to it.

The meeting adjourned at 10:35 pm

.