



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY FEBRUARY 1, 2024 REGULAR MEETING 7:00 PM

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

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

Chairperson Andres introduced the commission and staff.
Secretary F. Russo read the public hearing notice.
E. Breining explained 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 to 2/1/24

The applicant requested that this item be continued to the 2-15-24 meeting. They granted a time extension which the commission accepted.

2. Scott & Lisa Santoroski-Applicants & Owners
37 Brainers Road
Special Exception for Grading (Sec. 6.8)
Application #23-11.5
A/R 11/16/23 & PH set for 2/1/24 with time extension
3. Scott & Lisa Santoroski-Applicants & Owners
37 Brainerd Road
Special Exception- Three Family Dwelling
Application #23-11.6
A/R 11/16/23 & PH set for 2/1/24 with time extension

Chairperson Andres noted that public hearings number 2 and 3 will be heard together.

Scott Santoroski (supplicant) spoke and briefly reviewed the site plan.
E. Breining reviewed the staff report.

PUBLIC INPUT: No one spoke.

The commissioners asked a few questions.
Chairperson Andres closed the public hearings for both of these items.

4. 65 Linden LLC c/o Kevin O' Neill-Applicant & Owner
65 Linden Avenue
Special Exception- Convert Single Family to a Two Family
Application #24-1.1
A/R 1/4/24 & PH set for 2/1/24

Chairperson Andres noted that a CAM application needs to be added to this item.

F. Russo made a motion to add a Coastal Area Management application to this special exception application.

J. Chadwick seconded the motion which passed unanimously.

J. Pretti (Criscuolo Engineering) represented the applicant and explained the house was built in 1994 as a two family house. Then, in 2018 it was changed to a single family. Now, the applicant wants to turn it back into a two family. He then reviewed the site plan.

E. Breining reviewed the staff report.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the public hearing.

MINUTES: 1/4/24 & 1/18/24

F. Russo made a motion to approve the 1/4/24 minutes.

J. Chadwick seconded the motion which passed. M. Palluzzi recused herself.

J. Chadwick made a motion to approve the 1/18/24 minutes.

J. Vaiuso s seconded the motion which passed.

M. Palluzzi recused herself.

RETURN TO TABLE:

5. Scott & Lisa Santoroski-Applicants & Owners
37 Brainerd Road
Special Exception for Grading (Sec. 6.8)
Application #23-11.5
A/R 11/16/23 & PH set for 2/1/24 with time extension

F. Russo made a motion to approve the application with the Condition and Findings 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.

CONDITIONS:

1. Prior to the start of construction the following shall be completed 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 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 the proposed grading on Sheet 3 entitled "*Grading Plan/Erosion Control Plan*" last revised on January 2, 2024 to show proposed grades compliant with the 3 to 1 earth slopes requirement in Section 6.8.F.2 of the Town of Branford Planning & Zoning Regulations.
 - b. The applicant shall add a plan of the proposed retaining walls of retaining walls to include top of wall and bottom of wall elevations, drainage and construction details and calculations, per Section 6.13.C.7.

Additional:

3. The applicant shall revise the Landscaping Table on Sheet 2 entitled "*Site Plan*" to include native plantings to the satisfaction of the Town Planner or his designee.

M. Palluzzi seconded the motion with passed unanimously.

6. Scott & Lisa Santoroski-Applicants & Owners
37 Brainerd Road
Special Exception- Three Family Dwelling
Application #23-11.6
A/R 11/16/23 & PH set for 2/1/24 with time extension

J. Chadwick made a motion to approve the application with the Finding 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.

CONDITIONS:

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.

F. Russo seconded the motion which passed unanimously.

The commission briefly discussed the wording of a three unit building. After some discussion, it was decided that the wording “3 dwelling building” be used instead of “3 unit building”.

7. 65 Linden LLC c/o Kevin O’ Neill-Applicant & Owner
65 Linden Avenue
Special Exception- Convert Single Family to a Two Family
Application #24-1.1
A/R 1/4/24 & PH set for 2/1/24

M. Palluzzi made a motion to approve the application with the Finding and Conditions below:

FINDING:

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.

CONDITION:

1. 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.

J. Vaiuso seconded the motion that passed unanimously.

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.

CORRESPONDENCE: None

OLD BUSINESS:

1. 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

2. 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

3. 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

NEW BUSINESS:

OTHER BUSINESS:

1. Request for a Time Extension to file Mylar for Resubdivision at 66 Totoket Road

Attorney Tim Lee spoke and explained they are requesting an additional 90 days to file the Mylar for this Resubdivision.

J. Chadwick made a motion to approve the time extension.
F. Russo seconded the motion which passed unanimously.

2. Planners Report

H. Smith said he is working on the Zoning Regulation changes and it's almost complete. He will send the information to the commission as soon as possible.

He also noted that the Regal Cinema application will be submitted soon.

The commission briefly discussed the possibility of a special meeting to discuss the zoning regulation changes. They will discuss this further at the next meeting.

The meeting adjourned at 8 pm.