



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 THURSDAY FEBRUARY 3, 2022 REGULAR MEETING 7:00 P.M.

This meeting was held remotely, via ZOOM.

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

Commissioners Absent: P. Higgins

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

The meeting started at 7:05 p.m.

Chairperson Andres introduced the Commission and Staff present.

Secretary M. Palluzzi read the Public Hearing notice into the record.

Chairperson Andres reviewed the public hearing procedures.

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

H. Smith noted that the Zoning Regulation change application #21-12.9 had been withdrawn.

PUBLIC HEARINGS:

1. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
11 Lot ReSubdivision
Application #21-8.1
A/R 9/2/21 & PH opened 11/18/21, continued from 1/20/22 (Time Extension granted)
2. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
Special Exception for Grading (Section 6.8)
Application #21-12.8
A/R 1/6/22 & PH opened 1/6/22 & continued from 1/20/22

Application #21-8.1 and #21-12.8 were discussed together.

Chairperson Andres noted these two public hearings were opened at the last pz meeting (1/20/22) and a number of issues were raised, most notably whether there should be a thru street vs an emergency access road as proposed.

Attorney Jesse Langer represented the applicant and noted that Bruno Ciccone and James DiMeo (Juliano Associates) were also present.

James DiMeo spoke first reviewing plans sheets and subdivision regulations.
Attorney then spoke briefly.

H. Smith responded to a few of the comments that were raised. He also noted that the public

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hearing needs to be closed at the meeting and the email from the Regional Water Authority needs to be submitted into the record before the hearing is closed.

The Commission asked a few questions.

PUBLIC INPUT:

1. Vin Faricelli-11 Autumn Ridge Rd- He said he was the person who submitted the prior site plan to the pz office that showed the road coming out from Autumn Ridge to Cherry Hill Rd. He spoke of traffic and how it will increase if this is approved as a cul de sac. He noted that there is a lot of traffic around Murphy school. A simple entrance and exit onto Cherry Hill Rd will prevent a lot of traffic issues. To keep the project as it is planned now throws the burden of the excess traffic onto the neighbors. There is only about 50 ft of road that would need to be repaired to make this work. He asked that the right thing be done. The neighbors are not against the development.
2. Tom & Lisa MacNamara- 29 Autumn Ridge-They echoed what Vin Faricelli said. He is correct when he spoke of the effect of this development onto surrounding neighborhoods. He also agreed that there is only about 50 feet or so of road that would have to be improved. Lisa added that maybe a traffic study is necessary and gave reasons why and noted the traffic problem near Veterans Park during sporting seasons. She noted the portion of the road that is substandard has been that way since she's lived there. Isn't it time to bring up the road to standards? Make it a viable road and that would solve many problems.
3. Chris & Joe Fontana-19 Autumn Ridge- She thanked Vin and Lisa for speaking on the neighborhood behalf and noted that the neighbors are not upset by the development being built but noted they are not happy about the traffic going onto Autumn Ridge. It's a quiet area now but they have had issues with break ins. She is worried about safety and the possibility of more thefts during the development of this project. She mentioned Todds Hill Rd neighborhood and how they are cookie cutter homes. She hopes that doesn't happen there since it won't enhance their neighborhood. Also, she asked; what will happen if the developer runs out of money? They want to see the development done the right way.
4. Mr. Wolfe-Avon Ave. - talked of the neighbors mentioning their property values. It doesn't have to do with anything. He said he doesn't think the bridges on that road could handle more traffic. The neighbors should have done their due diligence. How can you put the burden on Cherry Hill Rd?
5. Mr. Proto- He is one of the two homes that would be impacted by the road. He spoke of Mr. Wolfe's chats and his questions. He doesn't agree with him when he mentioned the neighbors complaining. When they bought their house years ago, he is on the corner and he thought there would be a road going to Cherry Hill. He was assuming that there would be a road on both sides of him and that would reduce traffic. There is a lot of traffic now that wasn't present 20 years ago.
6. Tom McNamara spoke again- He referred to Mr. Wolfe's comments. He doesn't have all the facts. Property values are not the only consideration, there are other issues. Traffic, etc. he mentioned the headlights going into people's homes will be a nuisance.
7. Mr. Wolfe replied that the people that spoke are not making any sense.
8. Maria Congiliario –She said when she moved in 20 years ago they know there was an easement. They are not opposed to the development but the traffic is a problem. She noted that there are no sidewalks so they have to walk in the road. Things were different 20 years. She felt it was dangerous, she asked the commission to think about their safety.

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9. Vin Faracelli- He noted there is a lot of concern that was expressed tonight. He asked the developer to rethink this. Put the entrance and egress on Cherry Hill Rd.
10. Joe Fontano- He had an idea that hasn't been presented yet. What about the road coming into Autumn Ridge and the emergency road go out to Autumn Ridge? It's an option. He asked the Commission to think about the safety and the neighbors' concerns.

James DiMeo responded to some of the comments made.

11. Julie Ristaino -17 Autumn Ridge Rd- asked how it is appropriate to tell homeowners that pay 14,000 in taxes that there is a substandard road next to their development. She also asked how many extensions are allowed on a particular road. This will be a fourth extension in that area. The people at the top of the road will get the bulk of the traffic.

Attorney Langer had previously requested that the Commission take a straw poll.

Chairperson Andres replied that when the Commission has deliberations, they can advise Attorney Langer of which way they are leaning as far as a decision goes.

Chairperson Andres closed the public hearing for applications #21-8.1 and #21-12.8.

The Commission then took a 10 minute break.

3. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Rd
PDD Site Plan/CAM - Mixed Use Development – (Marina & Residential)
Application #21-10.9
A/R 11/4/21 & PH opened 1/6/22 & continued from 1/20/22
4. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Rd
Special Exception for Grading (Section 6.8) for a Mixed Use Development
– (Marina & Residential)
Application #21-10.10
A/R 11/4/21 & PH opened 1/6/22 & continued from 1/20/22

Applications #21-10.9 and #21-10.10 were discussed together.

Attorney Marjorie Shansky spoke first representing the applicant. She noted that Sal Marottoli, Todd Ritchie and Dave Sullivan were also present for any questions.

E. Breining reviewed the staff report.

Todd Ritchie (SLR Consulting) responded to some of the staff comments.

H. Smith noted he received a call from a neighbor that wanted the Commission to be aware of the road width (16 ft.?) at some points. They wanted it to be mentioned for the record.

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H. Smith pointed out that the staff report is preliminary and that some of the language will be cleaned up and details reviewed.

A few Commissioners commented.

PUBLIC INPUT:

1. Mr. Wolf- (Avon Rd) He supports this project and thinks this should be approved.

Chairperson Andres closed the public hearing for applications #21-10.9 and #21-10.10.

5. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan-Multi-Family Residential Development
Application #21-11.4
A/R 11/18/21 & PH opened 1/20/22 & continued from 1/20/22
6. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD Site Plan/Cam – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH opened 1/20/22& continued from 1/20/22

Application #21-11.4 & #21-11.5 were discussed together.

Attorney John Knuff represented the applicant and noted that Todd Ritchie, John Cruett (Architect) and Dave Sullivan (Traffic Engineer) were also present.

He gave a brief overview of the project and said this was a good reuse of the existing building. He said 6 of the units would be deeded affordable as well.

Todd Ritchie (SLR) reviewed aerial photos.

John Cruet (Licensed Architect) reviewed the drawings and site photos. He explained that the 50 one bedroom units would be between 400-770 sq. feet and the 29 studios would be between 330 and 570 sq. feet.

Dave Sullivan (Traffic Engineer) reviewed the traffic information. The Commissioners asked a few questions.

PUBLIC INPUT:

1. A. Spinazola-(neighbor)-She said she is excited about this project. It fills a need in the community. She is a realtor and know there are a lot of seniors who are downsizing and can't find anywhere to live. She is concerned about the people speeding on that road and said more signage is needed.

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2. Quintan Cann-10 Helen Rd,-He asked how will the property and the units be maintained? He also said the applicant reached out to him and offered to put up a fence or a greenery border. Mr. Cann asked if that could be a condition of approval. He also spoke of light and sound intrusion. He sked is some of the lights could be on a timer.
3. Timothy Hinter-33 Burban Dr. –He thanked Quintan for his presentation and asked if he also can get some type of screening. He is also concerned about people dumping in the wetlands. Can anything be done to prevent that?
4. Mr. Wolf- He noted that if the developer wants to do an 8-30g project, then we can't stop them.

Attorney Knuff responded to some of the comments.

Chairperson Andres said these two items are continued to the next Planning & Zoning meeting 2/17/22.

7. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD/Master Plan-Mixed Use Development
Application #21-12.5
A/R 12/9/21 & PH set for 2/3/22
8. 383 Metro LLC, c/o Robert Smith- Applicant & Owner
383 East Main Street
Special Exception- Grading (Section 6.8)
Application #21-12.6
A/R 12/9/21 & PH set for 2/3/22
9. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD Site Plan Modification- Mixed Use Development
Application #21-12.7
A/R 12/9/21 & PH set for 2/3/22

Public hearing #21-12.5, 12.6 and 12.7 were discussed together. Attorney John Knuff represented the applicant and gave a brief presentation. The applicant seeks to add another parcel (383 East Main St.) to the existing PDD. That will allow the addition of one more building adding 44 units with 2 being affordable.

Dave Sullivan (Traffic Engineer), Dave Sacco P.E. & John Wicco (Architect) were also present.
Dave Sacco then displayed a power point.

John Wicco (58 Prospect St., Milford) reviewed architectural renderings.

Dave Sullivan (SLR Traffic Engineer) reviewed traffic information.

H. Smith reviewed the staff report.
The Commission made a few comments.

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R. Smith (applicant) noted that there will be 2 electric car chargers installed with additional ones to be added in the future.

PUBLIC INPUT:

1. Mr. Wolf—He said it is \$22,000 to replace a car battery in a Tesla. He also had a question regarding accessory apartments & 8-30g.

Chairperson Andes replied to his question.

Chairperson Andes then closed the Public Hearing for Application 21-12.5 & #21-12.6.

10. Daniel Rabin- Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #21-12.9
A/R 1/6/22 and PH set for 2/3/22-----WITHDRAWN

MINUTES: 1/20/2022

F. Russo made a motion to approve the meeting minutes as written.

J. Chadwick seconded the motion which passed unanimously.

CORRESPONDENCE:

There is a Zoning Amendment application pending in North Branford. Contact the office if more information is needed.

OLD BUSINESS:

1. FSI Acquisitions LLC c/o John Knuff-Applicant
Zoning Regulation Amendment
Amend 6.6E to add BL-HR (BL- Hybrid Rear) zone to table
Application #21-11.8
A/R 11/18/21 & PH set for 2/17/22
2. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy
81-111 Commercial Pkwy & 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
A/R 11/18/21 & PH set for 2/17/22
3. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy
81-111 Commercial Pkwy & 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH set for 2/17/21

NEW BUSINESS:

1. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception- Grading (Section 6.8)
Application #22-1.4
A/R & PH to be set

Staff will set the public hearing.

2. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception/Cam-Open Space Residential Development (OSRD)
Application #22-1.5
A/R

Staff will set the public hearing.

3. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Service
Application #22-1.6
To be A/R & PH to be set

Staff will set the public hearing.

4. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Sales
Application #22-1.7
To be A/R & PH to be set

Staff will set the public hearing.

5. Jeffrey & Karen Leibowitz-Applicants & Owners
98-102 Seaview Avenue
Site Plan & Coastal Site Plan-Single Family House
Application #22-2.1
To be A/R & PH to be set

OTHER BUSINESS:

1. J. Chadwick made a motion to add a Bond establishment to the agenda.
M. Palluzzi seconded the motion which passed unanimously.

M. Palluzzi made a motion to approve the bond establishment for 568 East Main Street for parking lot striping for \$1,500.00.

J. Chadwick seconded the motion which passed unanimously.

2. Planner's Report
Peter Hentchel from the Coastal Resiliency Group has requested a Special Meeting be held in order to present a report of the Group's progress.
This may occur at the end of March.

Meeting adjourned at 11:34 pm.