



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405

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MINUTES

PLANNING & ZONING COMMISSION

THURSDAY FEBRUARY 6, 2025

REGULAR MEETING 7:00

This meeting was held in person at the Branford Town Hall at 8PM due to technical difficulties with zoom technology.

Commissioners Present: C. Andres (Chairperson), F. Russo, J. Chadwick, J. Vaiuso, M. Palluzzi

Commissioners Absent: M. Liguori, S. Huttner

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

The meeting started at 8pm.

Chairperson Andres explained there were technical difficulties with the zoom technology, so they are meeting in person.

F. Russo read the public hearing notice.

Chairperson Andres reviewed the public hearing procedures.

PUBLIC HEARINGS:

1. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
3 Lot Subdivision
Application #24-11.3
A/R 11/21/24 & PH set for 2/6/25- WITHDRAWN
2. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
Special Exception- Interior Lot (lot 1)
Application #25-1.1
To be A/R & PH to be set---WITHDRAWN
3. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
Special Exception- Interior Lot (lot 2)
Application #25-1.2
To be A/R & PH to be set—WITHDRAWN
4. M & V LLC-c/o Mark Andreucci- Applicant
Mary Keegan (Trustee)- Owner
72 Hilltop Drive & 43 Totoket Rd
Special Exception- Interior Lot (lot 3)
Application #25-1.3
To be A/R & PH to be set—WITHDRAWN

5. Planning & Zoning Commission(C. Andres, Chair)-Applicant
Zoning Regulation Amendments
Application #24-12.1
A/R 12/19/24 & PH opened 1/16/25 & cont. to 2/6/25

This item is continued to the 2/20/25 meeting.

6. Steven Rosenthal & Mary McCormack-
Applicants & Owners
22 School Street
Special Exception-Grading (Sec. 6.8)
Application # 24-12.5
A/R 1/2/25, PH opened 1/16/25 & cont. to 2/6/25

Phillipe Campus represented the applicant and was present. He displayed a simplified version of the site plan. He explained this application is for the construction of a 440 sq. foot addition. The applicants are retiring, and this space will be a bedroom, bathroom and sitting area which will be connected to the existing house. He gave a brief history of the existing house and noted that they weren't aware they needed this special exception. They found out when they applied for a building permit.

The commission asked a few questions.

E. Breining reviewed the staff report.

Public Input: No one spoke.
Chairperson Andres closed the public hearing.

7. Vincent Federico-Applicant
Nancy Tomassini-Owner
15 Etzel Road
Special Exception & Coastal Site Plan- Grading (Sec. 6.8) within 100' of a coastal resource
Application # 24-12.2
A/R 12/19/2024 & PH set for 2/6/2025

This public hearing is opened and continued to the 2/20/25 meeting

8. Thomas Briggs -Applicant & Owner
67-1 North Branford Rd
Special Exception-Personal Services (Personal Trainer)
Application 24-12.7
A/R 2/2/25 & PH set for 2/6/2025

The applicant was present on the phone. He stated this tenant will be a personal trainer (one on one).

E. Breining displayed the site plan and reviewed the staff report.
The commission asked a few questions.

Public Input: No one spoke
Chairperson Andres closed the public hearing.

RETURN TO TABLE:

1. Steven Rosenthal & Mary McCormack-
Applicants & Owners
22 School Street
Special Exception-Grading (Sec. 6.8)
Application # 24-12.5
A/R 1/2/25, PH opened 1/16/25 & cont. to 2/6/25

M.Palluzzi 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.F.
2. The commission recommends a variance of section 6.13.c to allow the existing wall to remain in place in excess of the 3 feet that's allowed by zoning in order to protect the existing vegetation in the area.

Conditions:

1. Prior to the start of construction the following shall be addressed to the satisfaction of the Town Planner or their designee:
 - a. Erosion control measures shall be reinstalled as shown on the 1st submitted site plan entitled "*Subsurface Sewage Disposal System Repair*" dated December 8, 2022 and last revised on June 5, 2023.
1. As may be directed by the Zoning Enforcement Officer, Town Planner or his designee, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented and any additional measures to control soil and erosion determined to be necessary to address conditions during construction.
2. 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 light fixtures shall to be provided including cut sheets with all model choices indicated and an updated photometric plan (Sheet LP-1) including an updated schedule providing information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.

J. Chadwick seconded the motion which passed unanimously.

2. Thomas Briggs -Applicant & Owner
67-1 North Branford Rd
Special Exception-Personal Services (Personal Trainer)
Application 24-12.7
A/R 2/2/25 & PH set for 2/6/2025

J. Chadwick 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.F.
2. Subject to compliance with the conditions listed below, the Commission finds that the applicant has demonstrated excellence in landscaping design per section 6.3.L(2).

CONDITIONS:

3. Prior to the issuance of any Certificate of Zoning Compliance or the zoning authorization for the issuance of any Certificate of Occupancy the following shall be addressed to the satisfaction of the Town Planner or his designee:
 - a. the applicant shall revise sheet 1 of 2 entitled "Limited Property/Boundary Survey" to show the removal of the "proposed dumpster pad."
 - b. The applicant shall revise sheet 2 of 2 entitled "Landscaping Plan" to specify the location of the proposed shrubs.
4. All conditions of the previous approvals shall remain in full force and effect as they may still apply.
5. To ensure continued compliance with the Zoning Regulations (Section 6.3) all landscaping must be maintained as an on-going requirement of this approval to ensure survival of the landscaping. Any landscaping element that does not survive or that becomes significantly damaged must be replaced in-kind.
6. 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 light fixtures shall to be provided including cut sheets with all model choices indicated and an updated photometric plan (Sheet LP-1) including an updated schedule providing information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.

M. Palluzzi seconded the motion which passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

1. Island Destinations LLC c/o John Petrofsky-Applicant & Owner
Cut-In-Two Island (West)
Special Exception- Accessory Apartment
Application #25-1.5

To be A/R & Ph to be set

2. 32 Wood LLC c/o Susan Norden-Applicant & Owner
32 Wood Road
Special Exception & Coastal Site Plan -Single Family Residence
Application#25-1.6
To be A/R & PH to be set
3. Kim McCabe & Charles Watts-Applicants & Owners
38 Howard Avenue
Special Exception for Grading (Sec. 6.8) within 100 feet of a wetland
Application #25-1.7
To be A/R & PH to be set
4. Lauren Wiggins-Applicant
Meadow Street Properties- Owner
151-155 Meadow Street
Special Exception-Church and/or Places of Worship
Application #25-1.8
To be A/R & PH to be set
5. Joe Mooney-Applicant
Nancy Mooney-Owner
3 Pond View Terrace
Special Exception- Accessory Structure(shed)
Application #25-1.9
To be A/R & PH to be set
6. Jeanette Pozzi Erickson-Applicant & Owner
100 Damascus Road
Special Exception- Accessory Apartment
Application #25-1.10
To be A/R & PH to be set
7. Keith Criscuolo -Applicant & Owner
36 Whiting Farm Road
Special Exception-Accessory Apartment
Application#25-2.1
To` be A/R & PH to be set

MINUTES: 1/16/25

F. Russo made a motion to approve the minutes.
J. Vaiuso seconded the motion which passed unanimously.

CORRESPONDENCE: None

OTHER BUSINESS:

1. Planner's Report- Nothing was discussed.
The meeting adjourned at 8:52 pm.