



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY JANUARY 14, 2021 REGULAR MEETING 7:00 P.M.

To Be Held by remote technology as authorized by Executive Orders 7B and 7I.

Commissioners Present: C. Andres, J. Lust, J. Chadwick, J. Vaiuso, M. Palluzzi, F. Russo,
P. Higgins, M. Liguori
Staff Present: H. Smith- Town Planner, M. Martin- Clerk

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.
Town Planner H. Smith reviewed the zoom rules.

PUBLIC HEARINGS:

1. Bright & Early Daycare, c/o April Lukasik-Applicant & Owner
312 East Main Street
Special Exception- Child Daycare Center
Application #20-11.7
A/R 11/19/20 & PH set for 12/10/20, PH opened 12/10/20 & continued form 12/10/20

H. Smith explained that this application was before the Inland Wetlands commission tonight at the same time as this meeting so this application should be continued to the 1/28/21 meeting.

2. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Road
PDD Master Plan- Mixed Use (Marina & Residential)
Application #20-10.4
A/R 10/15/20, PH set for 1/14/21

Attorney Shansky was present along with Sal Marottoli (Applicant & Owner), Todd Richie from SLR (formerly Milone & McBroom) and Dave Sullivan (SLR). She briefly reviewed the project then handed it over to Sal Marottoli for further discussion.

It was announced that Commissioners J. Lust and J. Vaiuso recused themselves from this application. Commissioners M. Liguori and P. Higgins will be seated for them.

Sal Marottoli then gave an overview of the property now and the proposed project which includes the construction of 12 new residential homes as well as a community pool, and a new office/community building.

Todd Richie spoke next reviewing aerial photos of the site and the proposed site plan.

Dave Sullivan then discussed traffic.
H. Smith summarized the staff report.

PUBLIC INPUT:

1. George Depoto- 60 Goodsell Pt. Rd- He talked about the stormwater pipes and how they did not extend to the end of the street. He noted his property as well as his neighbors receive a lot of the water runoff from the street. He said he loved the project but asked why the public area would move to the other side of the property. He mentioned that there is a lot of noise from the marina from fireworks and loud music and he thought he should bring it to someone's attention.

Sal Marottoli responded that he was not aware of the fireworks and noise issue. He said he will address the problem.

2. Ray Ingraham- He thought it was an outstanding project, very beautiful.
3. Tony Cavallaro- He said he was concerned about traffic, fill being brought in to the site, also water flow to the hydrant. He noted they have to dredge every 10 years.
4. Patty Kaiser- She said she thought it was a great project. She asked a question about fog lines.
5. Perry Maresca- (Chairman of Economic Development Commission)-He talked about the quality of life. He spoke highly of the project and sees no downside to it. He noted it will add to the town grand list as well as approve aesthetics and increase property values.

Chairperson Andres announced the public hearing will remain open and will be continued at the next Planning & Zoning meeting on 1/28/21 at 7pm.

3. John Petrofsky-Applicant
Virginia C. Borgia-Owner
8 Sawmill Road
Special Exception-for Grading (Section 6.8)
Application #20-12.2
A/R 12/10/20, PH set for 1/14/21

**The Public Hearing did not open due to abutters' notices not being sent.
This is rescheduled for the 1/28/21 Planning & Zoning meeting on 1/28/21.**

MINUTES: 11/19/20 & 12/10/20

**J. Chadwick made a motion to approve the 11/19/20 meeting minutes.
J. Lust seconded the motion which passed unanimously.**

**J. Lust made a motion to approve the 12/10/20 meeting minutes.
J. Chadwick seconded the motion which passed unanimously.**

CORRESPONDENCE: No correspondence was discussed.

OLD BUSINESS:

1. Mariners Landing LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
Site Plan & Coastal Site Plan- Mixed Use Development
Application # 20-6.1
A/R 6/4/20, Decision Required by Date: same as Application #20-6.3
2. Mariners Landing, LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
3 Lot Resubdivision

Application # 20-6.2

**A/R 6/4/20, PH opened 7/16/20, Public Hearing closed 11/19/20,
Decision Required by Date: 1/23/20**

3. Mariners Landing, LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
PDD Modification/Master Plan Amendment- Mixed Use Development
Application # 20-6.3
**A/R 6/4/20, PH opened 7/16/20, Public Hearing closed 11/19/20,
Decision Required by Date: 1/23/20**

Chairperson Andres noted that the Old Business items 1, 2 and 3 are being discussed together. The Applicant offered a time extension to the next meeting on 1/28/21 which the Commission accepted. **The Commission will vote on these 3 items at that meeting.**

H. Smith reviewed the PDD Resolution.

The Commission took a 5 minute break at 9:30 pm.

4. Stony Creek Estates, LLC-Applicant & Owner
47 Gould Lane
Special Exception Modification-Residential Open Space Development-
Modification to restriction on development of 10, 12, & 14 Luisa Court
Application #20-11.3
A/R 11/5/20 & PH to be set by Staff and Chairperson, Tabled from 12/10/20

H. Smith noted that additional information is pending and this should be **TABLED**.

5. 49 Leetes Island Rd, LLC, c/o Syed Sami-Applicant
Oil Barons Inc., c/o Robert Hartmann-Owner
49 Leetes Island Road
Special Exception Modification- Convenience Store
Application #20-11.6
A/R 11/19/20 & PH to be set by Staff and Chairperson

H. Smith said this application is incomplete and should be **TABLED to the 1/28/21 meeting**.

6. Tracey Milles - Applicant & Owner
148-172 Main Street
PDD/Master Plan Modification-Change first floor use from Office to Residential
Application #20-11.9
A/R 11/19/20 & PH to be set by Staff and Chairperson, tabled from 12/10/20

H. Smith said more information is needed for this application and should be **TABLED to the 1/28/21 meeting**.

7. 8 Howd LLC, c/o Nicholas Fischer-Applicant & Owner
8 Howd Avenue-2 Lot Subdivision
Application PZ#20-11.10
A/R 12/10/20

H. Smith said more information is needed for this application and should be **TABLED to the 1/28/21 meeting**.

8. Nicole Gerosa (Trustee)-Applicant & Owner
23-25 Linden Avenue
Coastal Site Plan-Demo & Rebuild Single Family House
Application #20-11.11
A/R 12/10/20

H. Smith noted that a Special Exception application is being submitted for this property. The Commission will review them both together. This item is **TABLED to the 1/28/21 Planning & Zoning Meeting.**

NEW BUSINESS:

1. Marc Wallman-Applicant
Donald Anderson (Executor)-Owner of 40 Thimble Farms Rd.
Anthony J. & Jean A. Cerino-Owner of 44 Thimble Farms Rd.
Subdivision Modification
Application #20-12.1
To be A/R

Attorney Marc Wallman (Applicant) was present and reviewed the lot line revision map. He explained during a recent survey of 44 Thimble Farms Rd. they noticed an slight encroachment. So, to alleviate this, 44 Thimble Farms Rd. will convey that area to 40 Thimble Farms Road. He also noted that Pine Orchard Zoning confirms that after this revision, both lots will conform to their zoning regulations.

J. Lust made a motion to approve the lot line revision between 40 & 44 thimble Farms Road with the finding it does not constitute a Subdivision or Resubdivision.
J. Chadwick seconded the motion which passed unanimously.

2. Lisa L. Lattanza-Applicant & Owner
243 Linden Avenue
Coastal Site Plan-Demo & Rebuild Single Family House
Application #20-12.3
To be A/R

The Commission A/R and **Tabled to the 1/28/21 Planning & Zoning Meeting.**

3. Nicole Gerosa (Trustee)-Applicant & Owner
23-25 Linden Avenue
Special Exception- For Grading (Section 6.8)

J. Vaiuso made a motion to add Item#3 to the agenda.
J. Chadwick seconded the motion which passed unanimously.

OTHER BUSINESS:

1. Bond Establishment for 80 Bradley Street
J. Lust made a motion to approve the Bond establishment for 80 Bradley Street.
J. Chadwick seconded the motion which passed unanimously.
2. Referral from Pine Orchard Zoning Commission-Zoning Regulation Amendment
H. Smith explained that when amendments are made to the regulations in Pine Orchard or Short Beach zoning commissions, it enacts a provision in the state statues. Because, in Branford there is a combined Planning & Zoning Commission and if the Pine Orchard Zoning Commission or the Short Beach Zoning Commissions propose a regulation amendment, they need to make a referral for a report from the Planning commission.

He noted that a referral was received from the Pine Orchard Zoning Commission for a small change to permit patios within the sideline setbacks. The change removes the word "patio" from the definition of an accessory building and adds it to the definition of a structure. He said a comment from the Planning & Zoning Commission is optional.

The Commission discussed this briefly and the consensus was they had no comment and noted the change was not inconsistent with the Plan of Conservation & Development.

3. Bond Establishment for 1025-91 West Main Street (Branhaven Plaza)
J. Lust made a motion to approve the Bond establishment for 1025-91 West Main Street.
J. Vaiuso seconded the motion which passed unanimously.
4. Discussion of communication from Matt O'Buck regarding issuance of Zoning Permit/authorization of issuance of a Building permit for construction at 8 Louis Drive.

Mr. O' Buck spoke and explained why he was unhappy with the construction of the house at 8 Louis Drive.

Chairperson Andres told him his recourse was to file an appeal of the zoning permit that was issued thru the Zoning Board of Appeals.

5. Planner's Report
H. Smith noted that a new Assistant Planner was hired and he will start on Monday, January 25.

The meeting adjourned at 10:20 pm.