



# PLANNING AND ZONING COMMISSION

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**MINUTES  
PLANNING & ZONING COMMISSION  
THURSDAY, JANUARY 18, 2018  
REGULAR MEETING 7:00 P.M.  
BRANFORD FIRE HEADQUARTERS  
45 NORTH MAIN STREET**

Commissioners Present: J.Lust, J.Chadwick, J.Vaiuso, M.Palluzzi, C.Andres,  
F.Russo

Staff Present: H.Smith-Town Planner, R.Stoecker-Asst. Town Planner,  
Attorney Danielle Bercury, Attorney William Aniskovich,  
M. Martin- Clerk

Commissioners Absent: P. Higgins, C.Kelly

## **REGULAR MEETING 7:00 P.M.**

Chairperson Andres introduced the Commission and the Staff present.

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

Chairperson Andres then reviewed the Public Hearing procedures.

## **PUBLIC HEARINGS:**

1. James Blackstone Memorial Library Association  
c/o Karen Jensen (Library Director)-Applicant & Owner  
Special Exception –Addition to existing Library  
**Application #17-12.1**  
**A/R 12/7/17 & PH opened 01/04/18, tabled from 1/18/18**

Jim Pretti (Criscuolo Engineering) represented the Applicant and highlighted the application. Dave Wenchell (Silver/Petrucelli & Associates) and Karen Jensen (Library Director) were also present. Jim Pretti briefly reviewed the exterior aspects of the addition and talked about drainage and landscaping.

Dave Wenchell then highlighted the interior changes to the building, explaining the addition is approximately 2,000 sq. feet and will include a new vestibule, ADA compliant restrooms and a circulation desk.

T. Stoecker reviewed the Staff report, noting the application was presented to the Town Center Review Revitalization Board who had a few suggestions.

The Commissioners had a brief discussion regarding the design, and after hour events.

## **PUBLIC INPUT:**

1. Vin Faracelli-Asked how much this project would cost .He also noted that his property taxes have increased due to spending in the town.

Chairperson Andres noted his question is for the RTM. The Planning & Zoning Commission decides whether the project conforms to zoning.

**Chairperson Andres closed the Public Hearing.**

2. Town of Branford (Planning & Zoning Commission)-  
Applicant & Owner  
Zoning Regulation Amendment to Section 5.4.G &5.4.h  
**Application #17-12.2**  
**To be A/R and PH set for 1/18/18**

H. Smith noted this application stemmed from the existing zoning regulations. He then reviewed the Staff Report and read the current zoning sections and the proposed modifications.

The Commission had a brief discussion.

**PUBLIC INPUT:**

1. Kate Galumbus-(Branford resident a member of Branford Citizens for Responsible Development)-  
They submitted a document to the Commission at the meeting .They are concerned with some of the proposed changes. She asked how the Commission would monitor any changes. She noted there could be unexpected consequences with these changes. She asked how would the Commission manage a PDD that languishes for several years, noting that many changes could occur in a 10 year period.
2. Janet Reisman-(resident of Branford) asked what size development could require these changes to the regulations stating only a large city like Stamford would have this. She then read a letter. She felt this change would benefit developers. She asked, what's wrong with the regulations now? She talked of the other PDDs in town and their sizes. She said Branford does not need to encourage large developments. She urged the Commission to reconsider this change. She is opposed to the change from the 5 year to the 10 year timeframe.
3. Peter Hentschel- (285 Thimble Island Rd & RTM member) Stated he understands the value of a PDD.He is only opposed to the change in Section 5.4.h because he feels it will have many impacts that are negative. He also said the initial approval of the phasing should require more items, which he listed.

H. Smith then read the CT. Department of Energy & Environmental Protection (DEEP) letter into the record as required.

**Chairperson Andres closed the Public Hearing.**

**MINUTES: 01/04/18 & 01/08/18**

**J. Chadwick made a motion to approve the 1-4-18 meeting minutes as written. C. Andres seconded the motion which passed unanimously.**

**M. Palluzzi made a motion to approve the 1-8-18 meeting minutes as written. J. Lust seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

**No correspondence.**

**OLD BUSINESS:**

1. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Regulation Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.4**  
**A/R 10/5/17, PH opened 10/19/17 & closed 12/07/17, tabled from 1/8/18**

Commissioner Chadwick recused himself from this application. Commissioner F. Russo was seated in his place. Discussion of deliberations below applies to items 1,2, and 3 under Old Business.

Chairperson Andres briefly reviewed the applications, reminding the Commission that the burden is on them if they choose to deny this application because the rules of the 830G Applications differ from regular zoning applications. They will have to prove the denial is justified.

The Commission had a discussion regarding the limitations of their review under CGS Section 8-30g and deliberated at length on the applications.

H. Smith stated the Staff Resolution is not fully completed so there will be a Special Meeting on January 25, 2018 at 7pm at the Fire Headquarters to discuss this item.

2. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Map Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.5**  
**A/R 10/5/17, PH opened 10/19/17 & PH closed 12/07/17, tabled from 1/8/18**
3. Beacon Communities- Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.6**  
**A/R 10/5/17, tabled from 1/8/18**

The Commission took a 10 minute break. They returned from the break at 9:51 pm.

**RETURN TO TABLE:**

1. James Blackstone Memorial Library Association  
c/o Karen Jensen (Library Director)-Applicant & Owner  
Special Exception –Addition to existing Library  
**Application #17-12.1**  
**A/R 12/7/17 & PH opened 01/04/18, tabled from 1/18/18**

The Commission had a brief discussion.

**J. Lust made a motion to approve the application with the modifications to the conditions as discussed. J. Vaiuso seconded the motion which passed unanimously.**

2. Diane W. Whitney(Pullman & Comley)-  
Agent for Owner  
595 Corporate Circle- Owner  
Zoning Regulation Amendment  
**Application #17-11.3**  
**A/R 11/16/17& PH opening postponed to 2/15/18**

**J. Lust made a motion to approve the application with the modifications discussed and a finding that it's consistent with the Plan of Conservation & Development and the Comprehensive Plan of Zoning with an effective date of February 15. J. Chadwick seconded the motion which passed unanimously.**

**NEW BUSINESS:**

1. Philip Carloni- Applicant & Owner  
Zoning Regulation Amendment to Section 4.8.B (Line2)  
**Application #18-1.1**  
**To be A/R & PH to be set**

**The Commission A/R and set the PH for the 3/1/18 meeting.**

2. **Discussion:** Changes to the definition of Floor Area for purposes of determining the review threshold for the Stony Creek Village District.

H. Smith noted due to the lateness of the hour, this item will be discussed at a future meeting.

**OTHER BUSINESS:**

1. Planner's Report

H. Smith noted that a Plan of Conservation & Development (POCD) committee will have a listening session on January 24 at 4:30 at the Canoe Brook Senior Center. Everyone is invited.

The meeting adjourned at 10:25 pm.