



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY JANUARY 20, 2022 REGULAR MEETING 7:00 P.M.

The meeting was held via ZOOM technology.

Commissioners Present: C. Andres, M. Palluzzi, F. Russo, J. Chadwick, J. Vaiuso, M. Liguori, S.Huttner
Commissioners Absent: P. Higgins
Staff Present: H. Smith-Town Planner, E. Breining-Asst. Town Planner, M.Martin- Clerk

Chairperson Andres reviewed the Public Hearing procedures.
E. Breining reviewed the zoom procedures to participate in the meeting.
M. Palluzzi read the Public Hearing notice into the record.

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 1/6/22 (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 to 1/20/22

Public Hearing #1 and #2 were discussed together. Attorney Jesse Langer represented the applicant and spoke first stating that the applicant (Bruno Ciccone) as well as James DiMeo (Engineer of record) were also present.

James DiMeo, P.E. (Juliano Associates, LLC) reviewed each page of the site plans.

He stated this proposal is an 11 lot Subdivision which conforms to the R4 zone with open

H. Smith reviewed the Staff Report from the 11-18-21 meeting. The Commission asked a few questions.

The applicant responded to some of the comments.

PUBLIC INPUT:

1. Vincent Faracelli- Autumn Ridge Rd resident- He stated he is a 20 year resident there and noted that this will be the third cul-de-sac in that area. He also asked where the snow will be stored. He felt this development would disturb the tranquility of the area.
2. Lisa McNamary- Stated that part of the attraction of where she lives is that it was a cul-de-

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sac. She noted there is a lot of traffic now and she is concerned about additional traffic if this project gets approved.

3. Fran & Fran Proto- 16 Autumn Ridge- They stated they also wrote a letter to the Commission. They noted they are not opposed to a development behind them. They are concerned that they will be impacted by a street going into the cul -de -sac.

Chairperson Andres stated that these 2 public hearings will be continued to the next meeting on 2-3-2022.

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 to 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 to 1/20/22

Public Hearing #3 and 4 were discussed together.

Attorney Marjorie Shansky represented the applicant and spoke first. She noted that Todd Ritchie, Jim Pretti (Criscuolo Engineering), Sal Marottoli, Dave Sullivan and Ray Sullivan were also present.

Sal Marottoli gave a brief update on the history of the site and displayed some photos showing the current site improvements.

Todd Ritchie (SLR Consulting) then reviewed some site photos.

E. Breining reviewed the Staff Report.

PUBLIC INPUT:

1. Perry Maresca- (Former Chairman of Economic Development Comm). He noted that the ECE supports the project. He felt this project will be an asset for the town.
2. Ray Ingraham- Indian Neck Ave- He agreed with Perry Maresca's comments and noted this project is a good use of land in the area.

Chairperson Andres noted that these two Public Hearings are continued to the 2-3-2022 meeting.

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5. Corey Stoll & Nadia Bowers Lovejoy-
Applicants & Owners
4 Tyler Avenue
Special Exception Modification & Coastal Site Plan-
Single Family Residence
Application #21-12.1
A/R 12/9/21 & PH opened 1/6/22 & continued to 1/20/22

Conor Daley represented the applicant saying this application is for a deck and pool.

E. Breining reviewed the Staff Report.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the Public Hearing.

6. Sound Real Estate LLC, c/o Dan Merriam- Applicant
45 Rose Hill Road LLC, c/o Paul Santa Barbara-Owner
45 Rose Hill Road
Special Exception- Car Storage Lot
Application #21-12.4
A/R 12/9/21 & PH opened 1/6/22 & continued to 1/20/22

H. Smith noted that Attorney Tim Lee or J. Pretti (Criscuolo Engineering) were not present. H. Smith noted the application is deficient. He then reviewed the Site Plan.

PUBLIC INPUT:

1. Eric Anderson- (Resident of Rose Hill Rd) - He is concerned. There are many large tractor trailers up and down Rose Hill Rd. daily now. This project will generate more traffic. He asked whether there will be a traffic light. Also he asked if the RWA has been contacted. He noted that Sound Auto is a poor neighbor. He implored the Commission to deny the application.
2. Rod Keith- (3 Lakeview Terrace) - He asked whether a traffic study was done and if so, what were the findings? He asked if the Inland Wetland Commission has reviewed this noting that vehicles will leak and eventually these liquids find their way into Lake Saltonstall. He asked if the RWA is involved in this review.
3. Pierre Louis Jackson- (58 Rose Hill Rd.)-He read he staff report and appreciated the time that Staff took to review this. He echoed the two prior neighbors' concerns noting this is a safety issue as well. He asked the Commission to deny the application.

Chairperson Andres closed the Public Hearing.

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7. 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 set for 1/20/22

8. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD Site Plan – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH set for 1/20/22

Attorney John Knuff represented the applicant and gave a brief overview of the application, explaining it is a 55 and over residential project with a total of 59 units of which 5% will be affordable units. There will also be amenities such as a gym and a community room. He noted this is an environmentally friendly way to develop the site.

Todd Ritchie (SLR Consulting) reviewed site plans and photos of the site. John Cruet (Architect) displayed some exterior photos of the site and reviewed some of the proposed exterior renovations.

H. Smith deferred his comments to the next meeting due to the late hour. He suggested the Commission may want to do a site visit and noted that if so, no discussions would take place then.

Chairperson Andres noted these two applications will be continued to the 2-3-22 meeting.

PUBLIC INPUT:

1. Quintin Cann- He felt the number of units is too high for the neighborhood. He noted he abuts the property to the west and has a direct line of sight to the project. He hasn't had any communication with the developer. And there has been no community involvement as previously promised. He is concerned about privacy, lighting, fencing, etc. He asked to be notified of any site visit. He does not support this project.
2. MaryAnn Amore- (Neighbor .across the street) She noted this developer does not do community outreach.
3. Mr. White- (21 Helen Rd) He is concerned since the neighborhood is already dense. He spoke of the park nearby and how it is crowded now. He asked how many people can live in a unit and noted they are tiny.

The Commission made a few comments.

Chairperson C. Andres noted these two applications are continued to the 2-3-22 meeting.

RETURN TO TABLE:

1. Corey Stoll & Nadia Bowers Lovejoy-
Applicants & Owners
4 Tyler Avenue
Special Exception Modification & Coastal Site Plan-
Single Family Residence
Application #21-12.1
A/R 12/9/21 & PH opened 1/6/22 & continued to 1/20/22

**J. Chadwick made a motion to approve the application with the Findings
And Conditions below:**

FINDINGS:

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.
2. 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 Sections 6.8 and 9.8.

CONDITIONS:

- 1) Prior to the issuance of a Zoning Permit or the authorization for the issuance of a Building Permit, the following shall be addressed to the satisfaction of the Town Planner or his designee.
 - a. Erosion control measures shall be added to the site plan.
 - b. Prior to the issuance of a zoning permit, the applicant shall demonstrate compliance with Chapter 161 (Flood) of the Town of Branford's Code of Ordinances.
- 2) Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
- 3) The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.

J. Vaiuso seconded the motion which passed unanimously.

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2. Sound Real Estate LLC, c/o Dan Merriam- Applicant
45 Rose Hill Road LLC, c/o Paul Santa Barbara-Owner
45 Rose Hill Road
Special Exception- Car Storage Lot
Application #21-12.4
A/R 12/9/21 & PH opened 1/6/22 & continued to 1/20/22

J. Chadwick made a motion to deny the application because it is Incomplete as stated in the January 6 staff report.

J. Vaiuso seconded the motion which passed unanimously.

MINUTES: 1/6/2022

J. Vaiuso made a motion to approve the meeting minutes as written.

F. Russo seconded the motion which passed unanimously.

CORRESPONDENCE:

None

OLD BUSINESS:

1. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception-Car Wash
Application #21-7.4
PH closed 12/9/21
2. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception-for Grading (Sec 6.8) for a Car Wash
Application #21-9.1
PH closed 12/9/21

Item #1 and #2 of Old Business were discussed together.

J. Vaiuso made a motion to approve both applications 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, based on the testimony and application materials presented, that the number of parking and queuing spaces proposed by the applicant meets a determined number of

required spaces based on the requirements applicable to comparable uses, reliable documentation provided by the applicant or others and/or national standards.

CONDITIONS:

1. Prior to the issuance of a Certificate of Zoning Compliance or the zoning issuance of Certificate of Occupancy, the following shall be addressed to the satisfaction of the Zoning Enforcement Officer.
 - a. The trees and other plantings in the sight triangles shall be positioned and maintained so as not limit or obstruct the vision of motorists entering or leaving the site.
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 lighting plan shall be updated to reflect the revised site plan layout.
 - b. 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.

3. 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
4. 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
5. 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

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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

6. 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

7. 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

8. 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

9. 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

NEW BUSINESS:

H. Smith noted that applications were received for Buckley Road.
Staff will set the Public Hearing.

Per H. Smith a request was received to change addresses for Todds Hill Rd.
He explained the reason behind the request.

M.Palluzzi made a motion to authorize the Chairperson to sign a revised Mylar.

F. Russo seconded the motion which passed unanimously.

OTHER BUSINESS:

1. Planner's Report--None

The meeting adjourned at 11:22 P.M.