



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY JANUARY 23, 2020 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

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

Chairperson Andres introduced the Commission and the Staff Present.
Chairperson Andres reviewed the Public Hearing Procedures.

PUBLIC HEARINGS:

1. SP Development LLC-Applicant & Owner
21 Summit Place
Special Exception- Incentive Housing Overlay District Apts.
Application #19-10.2
A/R 10/3/19, PH continued to 1/23/20

This application is WITHDRAWN.

2. SP Development LLC- Applicant & Owner
21 Summit Place
Zoning Map Amendment-CP to IHOD
Application #19-10.3
A/R 10/3/19 PH continued to 1/23/20

Attorney Nicholas Mingione (Fasano, Ippolito Lee, & Florentine, LLC) represented the applicant.

He explained this application was a zoning map change from the current CP (Commerce Park) to IHOD (Incentive Housing Overlay District). He went into some detail of the IHOD Zone. He noted this was an ideal location for an IHOD zone.

Steve Dietzko (Milone & McBroom) spoke next, highlighting the project with aerial photos.

H. Smith (Town Planner) reviewed the Staff Report and the Commissioners asked some questions.

PUBLIC INPUT:

No one spoke.

Chairperson Andres closed the Public Hearing.

3. 165-195 Main Street Branford LLC c/o
Kevin Curry –Applicant & Owner
165 & 195 Main Street
Special Exception-Convenience Store
Application#19-10.10
A/R 11/7/19, PH opened 1/9/20, continued to 1/23/20

Larry Stoup was present and spoke for Kevin Curry who was absent. He distributed and highlighted a letter from CT. Consulting Engineers LLC to the Commission which detailed the Applicants response to the issues that were raised at the last Planning & Zoning meeting.

H. Smith noted that a package of materials were submitted to the office on Tuesday, January 21 and noted that the main issue is still parking. He noted that more information may be helpful. He suggested this item be continued to the next meeting.

The Commissioners asked some questions.

PUBLIC INPUT:

1. Ivor Hay (61 Home Place) Spoke first and said the commuter lot is not a feasible option for parking. He talked of the reduction in parking. He also mentioned a dumpster that was not in a good location. He said the proposed convenience store will bring more traffic.
2. Sharon Smith (Home Place) said she is concerned about traffic, saying the cars go too fast on Main Street. She also said that many cars come into Home Place, she has almost been hit many times. She noted she has lived on Home Place for over 20 years and its not busy now but she is concerned that the project is too big for such a small space.

Chairperson Andres said this item is continued to the 2/6/20 meeting.

4. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 4 of a 15 Lot ReSubdivision)
Application #19-12.4
A/R 1/9/20 & PH opened 1/9/20, continued to 1/23/20
5. Vigliotti Construction c/o Frank Vigliotti-Applicant

Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 5 of a 15 Lot ReSubdivision)
Application #19-12.5
A/R 1/9/20 & PH opened 1/9/20, continued to 1/23/20

6. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 6 of a 15 Lot ReSubdivision)
Application #19-12.6
A/R 1/9/20 & PH opened 1/9/20, continued to 1/23/20

7. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 8 of a 15 Lot ReSubdivision)
Application #19-12.7
A/R 1/9/20 & PH opened 1/9/20, continued to 1/23/20

8. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 9 of a 15 Lot ReSubdivision)
Application #19-12.8
A/R 1/9/20 & PH opened 1/9/20, continued to 1/23/20

9. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
Special Exception (Lot 13 of a 15 Lot ReSubdivision)
Application #19-12.9
A/R 1/9/20 & PH opened 1/9/20, continued to 1/23/20

10. Vigliotti Construction c/o Frank Vigliotti-Applicant
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner
99 Todds Hill Road
ReSubdivision (15 lot)
Application #19-11.1
A/R 11/7/19 & PH opened 1/9/20, continued to 1/23/20

Chairperson Andres stated the Applicant requested Items #4 thru #10 be continued to the 2/6/20 meeting and that the Applicant offered a 30 day time extension which the Commission accepted.

RETURN TO TABLE:

1. SP Development LLC- Applicant & Owner
21 Summit Place
Zoning Map Amendment-CP to IHOD
Application #19-10.3
A/R 10/3/19 PH continued to 1/23/20

F. Russo made a motion to approve the application with the Findings below and An effective date of 2/14/20.

Findings:

1. The Application is consistent with the 2018 Plan of Conservation & Development.
2. The Application is consistent with the Comprehensive Plan of Zoning.

J. Lust seconded the motion which passed unanimously.

MINUTES: 1/9/2020

H. Smith said there were a few errors in the numbering that need to be corrected.

J. Chadwick made a motion to approve the minutes with the necessary Corrections.

J. Lust seconded the motion which passed unanimously.

CORRESPONDENCE:

H. Smith said a letter was received regarding concerns on the 250 North Main Street Site. An email copy will be sent to the Commission.

OLD BUSINESS:

1. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception- Interior (Rear) Lot (Lot 3 of a 3 Lot Resubdivision)
Application # 19-10.9
A/R 10/17/19, PH closed 1/9/20, Tabled to 2/6/20
2. A. Secondino & Son, Inc.,c/o Alfred Secondino –Applicant
Bittersweet Partners LLC, & Alterra Holdings, LLC- Owners
779-803 East Main Street & 21 Sycamore Way
Special Exception – Laboratory Office
Application #19-12.1

A/R 12/5/19, PH set for 2/20/20

H. Smith noted the Applicant offered a 30 day time extension which the Commission accepted.

3. JK Partners- Applicant & Owner
470-478 East Main Street (Branford Motel etc.)
Special Exception- New Hotel (Hampton Inn)
Application #19-12.2
A/R 12/5/19, PH set for 2/6/20
4. Omega NCM,LLC &335 Benham Nevcapman,LLC.
c/o Justin Goldberg-Applicant & Owner
7-11 Mill Plain Road
Subdivision (3 Lot) & CAM
Application #19-12.3
A/R 1/9/20, Tabled to 1/23/20

This is tabled to the 2/6/20 meeting

5. Dave D' Atri c/o Almr LLC-Applicant & Owner
4 Three Elms Road
Special Exception & CAM –Grading for a new Septic System
and minor renovations
Application #19-12.10
A/R 1/9/20 & PH set for 2/6/20
6. Roger M. Boissonneault –Applicant
Terri L. Boissonneault – Owner
27 Ferry Lane
Special Exception & CAM – Access drive for a
dock & driveway realignment
Application #19-12.12
A/R 1/9/20, PH set for 2/20/20
7. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Resubdivision Modification
Application #20-1.1
A/R 1/9/20, PH set for 2/6/20
8. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception for a Common driveway
Application #20-1.2
A/R 1/9/20, PH set for 2/6/20

NEW BUSINESS:

1. RCR Enterprises, LLC, c/o Christopher Russo-
Applicant & Owner
61 East Industrial Road
Special Exception- Warehouse/Wholesale Business
Application #20-1.4
To be A/R and PH to be set

This item will be reviewed at the Inland Wetlands meeting on 2/13/20.
Staff will set the Public Hearing date.

2. Anchor Reef-PDD/Master Plan Modification Informal Discussion

Sal Marottoli spoke first saying he felt it was a good project with a public walkway along the river.

Ken Morrison was also present and highlighted the plan with a color drawing.

He explained the proposed project consists of 4 residential buildings containing a total of 139 units. It will be a mix of 1,2 and 3 bedroom rental units. He noted the project will be constructed in phases.

The commission asked a few questions.

Mr. Marottoli said his team will come back with their formal presentation and hopes the Commission will support it. He noted that the market is tricky and he thinks this will be a successful project.

3. Day's Inn Property/Exit 55-new PDD Informal Discussion

Attorney John Knuff represented Bob Smith (Metro Star Properties) and spoke first explaining the proposed project is the creation of a PDD on the 6.5 acre parcel that was the former Days Inn property. It will be a mix of retail in the front and residential along the perimeter of the property. The residential portion will consist of 143 units. He noted that this project is consistent with the Plan of Conservation & Development.

David Golebiewski (TPA Design Group) spoke next saying it will be a total of 7 buildings with residential and a club house as well as central green space in the center.

The Town Planner as well as the Commission asked some questions.

Bob Smith (Metro Star Properties) spoke noting there are no environmental issues on this site. He highlighted the drawings explaining that the rental units would consist of studios as well as one and 2 bedroom units. He said New Haven is growing and Branford is close to it. He thinks it's a good opportunity for young professionals from New Haven. He said he would consider incorporating 5 "affordable housing" units.

H. Smith said there are two items that needed to be added to the agenda.

1. 113 Sunset Beach Rd - Special Exception for an Accessory Apartment.

J. Chadwick made a motion to add it to the agenda.

F. Russo seconded the motion which passed unanimously.

2. 240 North Main Street – Special Exception for a time extension to complete the sidewalk.

H. Smith explained this is the Tommy Sullivan's site which was approved a few years ago by the Planning & Zoning Commission. The applicant is requesting an extension of time to complete the sidewalk.

J. Lust made a motion to add to the agenda and approve the 2 year time extension request.

J. Chadwick seconded the motion which passed unanimously.

OTHER BUSINESS:

1. Bond Establishment for 23 Laurel Street-

This is a bond for \$2,675.00 which covers the incomplete landscaping.

F. Russo made a motion to approve this bond.

J. Lust seconded the motion which passed unanimously.

2. Bond Release for 698 Main Street

J. Chadwick made a motion to approve the bond release of \$49,880.50.

J. Lust seconded the motion which passed unanimously.

3. Planner's Report

H. Smith reported he approved a minor site plan modification for a trailer at the Walsh Middle School.

The meeting adjourned at 8:45 p.m.