



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

MINUTES PLANNING & ZONING COMMISSION THURSDAY, JANUARY 25, 2018 SPECIAL MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Lust, C. Andres, P. Higgins, F. Russo, J. Vaiuso,
M. Palluzzi
Commissioners Absent: J. Chadwick, C. Kelly

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

REGULAR MEETING 7:00 P.M.

Chairperson Andres introduced the Commission and the Staff.

Chairperson Andres then stated he understands that there was a request made by the applicant that Commission member Fred Russo recuse himself from the applications. He said that is up to each individual Commission member.

Commissioner F. Russo then read a statement into the record. He stated on January 23, 2018, he received a letter from the applicant's attorney by email from H. Smith (Town Planner). He said that the letter requested that he recuse himself from the vote that will take place tonight based on a statement of his views regarding the affordable housing law. He continued to state that while he admits to feeling strongly about the issue, he participated in each public hearing with an open mind and has engaged in deliberations on a good faith basis. He stated he did not prejudge the case nor does he have any personal bias against the applicant or the Housing Authority and that, while he believes the affordable housing law is unfair to communities like Branford which have a considerable amount of affordable housing that simply do not qualify under the statute, he also believes that there is sufficient evidence to support a denial. He concluded by saying that he does not intend to recuse himself.

Chairperson Andres then stated that the meeting would be recess so the Commissioners could review the resolutions drafted by the Town Planner. The recess extended from 7:09 pm - 7:27 pm.

When the Commission meeting resumed, Chairperson Andres noted that Commissioner F. Russo has been seated during the deliberations for Commissioner J. Chadwick who has recused himself from these applications.

OLD BUSINESS:

1. Beacon Communities-Applciant
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 1/18/17

H. Smith first noted a few grammatical changes needed to make the three draft resolutions internally consistent in terms of references to terms defined in the document. He then reviewed the content of the draft resolutions for each of the three applications for the Commission.

J. Vaiuso made a motion to approve the resolution as modified by H. Smith. J. Lust seconded the motion.

The vote was 3 for (J. Vaiuso, J. Lust, C. Andres) and 2 against (F. Russo, M. Palluzzi).

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 1/18/17

J. Lust made a motion to approve the resolution as modified by H. Smith. J. Vaiuso seconded the motion.

The vote was 3 for (J. Vaiuso, J. Lust, C. Andres) and 2 against (F. Russo, M. Palluzzi).

Chairperson Andres said it was his understanding that the motion would therefore fail because four affirmative votes are required for passage and asked Attorney Aniskovich if that was correct who said that understanding was correct. Chairperson Andres also asked if Commission needed to take any further steps to complete action on this application and Attorney advised that the Commission did not.

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 1/18/17

J. Lust made a motion to approve the resolution as modified by H. Smith. J. Vaiuso seconded the motion.

The vote was 3 for (J. Vaiuso, J. Lust, C. Andres) and 2 against (F. Russo, M. Palluzzi).

Meeting adjourned at 8:00pm