



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY JANUARY 9, 2020 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

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

Commissioners Absent: P. Higgins, D. Dyer

Staff Present: H. Smith- Town Planner, M. Martin- Clerk

Secretary Palluzzi read the public hearing notice into the record.

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 1/9/20
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 1/9/20

Chairperson Andres said Public Hearing number 1 and 2 are both continued to the 1/23/20 meeting.

3. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception- Interior (Rear) Lot (Lot 1 of a 3 Lot Resubdivision)
Application #19-10.5
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20
4. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception-(Lot 2 of a 3 Lot Resubdivision)
Application #19-10.7
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

5. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception-(Lot 3 of a 3 Lot Resubdivision)
Application #19-10.9
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

6. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
3 Lot Resubdivision
Application #19-10.6
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

The Commission discussed Public Hearing numbers 3, 4, 5 and 6 together. J. Pretti (Criscuolo Engineering) represented the applicant and spoke first saying this item was presented at the last month's meeting. He explained that he and the Town Engineer met with a neighbor who had drainage concerns. They walked the site and the Town Engineer made some suggestions.

H. Smith reviewed the Staff Report.

Public input:

Jerry Murray- (288 Leetes Island Rd.)He said he was the concerned neighbor. He talked of his drainage concern and asked a few questions which J. Pretti answered.

Chairperson Andres closed all the Public Hearings.

7. Nuzzo Properties LLC, c/o Anthony & Audra Nuzzo-
Applicants & Owners
736 East Main Street
Special Exception- Accessory Uses: Non-Agricultural Farm Events
Application # 19-10.8
A/R 10/17/19 and PH opened 12/5/19, continued to 1/9/20

J. Pretti (Criscuolo Engineering) represented the Applicant and said this was discussed at last meeting and there were a few pending details which have been resolved.

H. Smith reviewed the Staff Report.

Public input:

No one spoke.

Chairperson Andres closed the Public Hearing.

8. 165-195 Main Street Branford LLC c/o
Kevin Curry –Applicant & Owner
165 & 195 Main Street
Special Exception-Convenience Store
Application#19-10.10
To be A/R & PH set for 1/9/20

The Applicant spoke first, briefly reviewing the Application.

Also present was Larry Stout (current tenant). Larry spoke next saying he has been in business in Branford for many years and would like to continue. He has a few employees and said the car repair garage works on approximately 5 or 6 cars daily and three of them would be inside the building.

H. Smith reviewed the Staff Report, noting that the Town Center Revitalization Review Board approved the latest design for this project. He noted the main issue is the parking. He reviewed the parking regulations for the Commission.

The Commission asked a few questions and spoke of possible parking solutions.

Public Input:

Neighbor- (61 Home Place) - He said no one has used the office space but that will change. The cars speed by on Rt 1. And the parking is a disaster. When people use the office that will mean more cars. The convenience store will open at 5am and the lights will go on. He said the artist impression is not reality. They already have to deal with Shelly's Garden Center.

Chairperson Andres said the Public Hearing will remain open since there are details that needs to be worked out with the parking.

This is continued to the 1/23/20 meeting.

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 4 of a 15 Lot ReSubdivision)
Application #19-12.4
To be A/R & PH set for 1/9/20
10. 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
To be A/R & PH set for 1/9/20

11. 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
To be A/R & PH set for 1/9/20
12. 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
To be A/R & PH set for 1/9/20
13. 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
To be A/R & PH set for 1/9/20
14. 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
To be A/R & PH set for 1/9/20
15. 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
To be A/R & PH set for 1/9/20

Items 9 thru 15 are all being heard together.

J. Pretti (Criscuolo Engineering) spoke and reviewed the site plan. He noted all the lots meet the bulk standards and the IW Commission approved this.

The Commission asked a few questions.

H. Smith reviewed the Staff Report.

He noted the Resubdivision application will be continued to the 1/23/20 meeting and the Public Hearing will remain open.

Public input:

(for items 9 thru 15)

1. Bill Horne- Pleasant Point Rd.-He spoke and said the Land Trust is considering accepting the 25 acre parcel of open space. The Acquisition Committee wants to inspect the property. He noted the Conservation Commission and the Forest Commission would like to make this parcel part of the pollinator pathway.
2. Rich Vaughn-74 Todd's Hill Rd. - He said he has lived there almost 35 years and knows the area well and said the property is pristine . He asked if traffic could be slowed down a bit? He spoke of drainage issues and said he hopes the project is done correctly.
3. Susan Keys – 66 Todd's Hill Rd.- She has lived there over 25 years and has water issues. She has spent a lot of money on them. She spoke of the car accidents on her street.
4. John Steady- Parish Farm Rd.- Spoke of car accidents on the street. He said he thought the location of the proposed driveways were unsafe.

J. Pretti replied to some of their concerns.

The Commission took a 5 minute break at 8:40 p.m.

Return to Table:

1. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception- Interior (Rear) Lot (Lot 1 of a 3 Lot Resubdivision)
Application # 19-10.5
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

J. Chadwick made a motion to approve the application with the findings and conditions below:

FINDINGS:

1. The Commission finds that the pursuant to Section 9.6.C.2 of the Zoning Regulations that the informational requirements of Sections 6.9.E (1-5) for detailed drainage calculations are eliminated in view of an 1-9-2020 memorandum from the applicant's engineer, James Pretti, Jr. P.E., with which the Town Engineer, John Hoefflerle, P.E. concurred in an email dated 1-9-2020.
2. Compliance with Section 6.3 is waived per Section 6.3.L is found to be required since the Commission finds that the existing natural landscaping constitutes excellence in landscaping design.
3. The requirement of Section 6.3.D.3 for the preparation of Landscaping Plans by a licensed landscape architect is waived.

CONDITIONS:

- 1) Prior to the start of construction, the erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
- 2) Prior to the issuance of a zoning permit or the authorization for the issuance of a building permit, the following Site Plan revisions shall be addressed to the satisfaction of the Zoning Enforcement Officer or other staff of the Planning and Zoning Commission as may be indicated:
 - a) Provide a Site Triangle at the intersection of Leetes Island Road and the Main Driveway.
 - b) Provide stormwater storage structures and/or grading revisions to the satisfaction of the Town Engineer to capture roof, driveway or yard drainage provided on the Site Development Plan.
 - c) Identify any significant trees left along the property line of the cleared lot and measures for their protection based on the recommendations of a Connecticut licensed arborist. Identify the trees that cannot be preserved and are proposed for removal.
 - d) Low Impact Development (LID) practices shall be considered. Roof leaders, footing drains and sump pumps (if utilized) shall be directed to the east away from septic systems and treated through LID methods to infiltrate and limit the impacts to the wetlands. The shared driveway runoff should also be treated using LID methods for water quality and to promote infiltration i.e. bioswales).
- 3) No lighting with a light source greater than 900 lumens shall be installed without staff or Commission approval as may be appropriate. 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 shall be no greater than 3000 degrees Kelvin.
- 4) Dust control shall be undertaken as may be determined by the Zoning Enforcement Officer.
- 5) This Special Exception approval shall become void if the associated re-subdivision is not recorded on the Town of Branford Land Records.

J. Lust seconded the motion which passed unanimously.

2. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception-(Lot 2 of a 3 Lot Resubdivision)
Application # 19-10.7
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

M. Palluzzi made a motion to approve the application with the findings and conditions below:

FINDINGS:

4. The Commission finds that the pursuant to Section 9.6.C.2 of the Zoning Regulations that the informational requirements of Sections 6.9.E (1-5) for detailed drainage calculations are eliminated in view of an 1-9-2020 memorandum from the applicant's engineer, James Pretti, Jr. P.E., with which the Town Engineer, John Hoeffler, P.E. concurred in an email dated 1-9-2020.
5. Compliance with Section 6.3 is waived per Section 6.3.L is found to be required since the Commission finds that the existing natural landscaping constitutes excellence in landscaping design.
6. The requirement of Section 6.3.D.3 for the preparation of Landscaping Plans by a licensed landscape architect is waived.

CONDITIONS:

- 6) Prior to the start of construction, the erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
- 7) Prior to the issuance of a zoning permit or the authorization for the issuance of a building permit, the following Site Plan revisions shall be addressed to the satisfaction of the Zoning Enforcement Officer or other staff of the Planning and Zoning Commission as may be indicated:
 - e) Provide a Site Triangle at the intersection of Leetes Island Road and the Main Driveway.
 - f) Provide stormwater storage structures and/or grading revisions to the satisfaction of the Town Engineer to capture roof, driveway or yard drainage provided on the Site Development Plan.
 - g) Identify any significant trees left along the property line of the cleared lot and measures for their protection based on the recommendations of a Connecticut licensed arborist. Identify the trees that cannot be preserved and are proposed for removal.
 - h) Low Impact Development (LID) practices shall be considered. Roof leaders, footing drains and sump pumps (if utilized) shall be directed to the east away from septic systems and treated through LID methods to infiltrate and limit the impacts to the wetlands. The shared driveway runoff should also be treated using LID methods for water quality and to promote infiltration i.e. bioswales).
- 8) No lighting with a light source greater than 900 lumens shall be installed without staff or Commission approval as may be appropriate. 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 shall be no greater than 3000 degrees Kelvin.
- 9) Dust control shall be undertaken as may be determined by the Zoning Enforcement Officer.

10) This Special Exception approval shall become void if the associated re-subdivision is not recorded on the Town of Branford Land Records.

J. Chadwick seconded the motion which passed unanimously.

3. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
Special Exception-(Lot 3 of a 3 Lot Resubdivision)
Application # 19-10.9
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

Chairperson Andres closed the Public Hearing and Tabled this to the 1/23/20 meeting.

4. Giumas LLC, c/o Massimo Liguori-Applicant & Owner
292 Leetes Island Road
3 Lot Resubdivision
Application # 19-10.6
A/R 10/17/19, PH opened 12/5/19, continued to 1/9/20

J. Lust made a motion to approve the application with the findings and conditions below:

FINDING:

7. The Commission finds that the pursuant to Section 1.07.B of the Subdivision Regulations that the informational requirements of Sections 4.06.B.5-8 for detailed drainage calculations are eliminated in view of an 1-9-2020 memorandum from the applicant's engineer, James Pretti, Jr. P.E., with which the Town Engineer, John Hoefflerle, P.E. concurred in an email dated 1-9-2020.

CONDITIONS:

1. Prior to the start of construction, the sedimentation and erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer.
2. The following items added/modifications made to the Record Subdivision Map prior to approval for the Chairperson's signature:
 - a. A signature block as required per Section 6.02.B stating "Final Approval/ No Financial Guarantee Provided."
 - b. All lot markers required by Section 6.08.B of the Branford Subdivision regulations including all lot corners of the proposed Open Space.
 - c. A note indicating that consideration has been given in the development of this plan to the use of passive solar energy techniques as required by C.G.S. Sec. 25 (b).
 - d. Designation of a 25-foot site triangle for the driveway intersection with Leetes Island Rd.

- e. Note stating that the Branford Land Trust shall have a deeded right to pass through each of the three residential lots for the purposes of monitoring and maintenance of the Open Space.
 - f. The 100-foot wetland upland review area labeled a no-disturbance zone.
 - g. Any required easements for drainage, access, utility or other purposes in a form acceptable to the Town and ready for execution.
 - h. The deletion of all improvements shown on proposed "Lot 3" which shall be noted as "NOT A BUILDING LOT" on the Record Subdivision Map.
3. The storm drainage system shall be determined at the time of the final house design and shall address the recommendations of the Town Engineer to his satisfaction.
 4. The Final Erosion and Sedimentation Plans are to be approved by the Zoning Enforcement Officer.
 5. Underground utilities are required.
 6. The Special Exception approvals for the Rear/Interior Lots are filed on the Land Records of the Branford Town Clerk.
 7. It is noted that the deed for the proposed Open Space shall comply with the requirements of Section 3.04.H.4.

J. Vaiuso seconded the motion which passed unanimously.

1. Nuzzo Properties LLC, c/o Anthony & Audra Nuzzo-
Applicants & Owners
736 East Main Street
Special Exception- Accessory Uses: Non-Agricultural Farm Events
Application # 19-10.8
A/R 10/17/19 and PH opened 12/5/19, continued to 1/9/20

J. Chadwick made a motion to approve the application with the conditions below:

Findings:

- 1) Subject to compliance with the adopted Conditions listed below, the Commission finds, per Section 6.5.K.2, that the use is a low traffic generator and that acceptable maintenance provisions regarding the gravel/processed stone alternative parking surface treatment have been developed such as annual replacement of gravel, regrading/leveling of gravel parking surface. The Commission further finds that the "overflow" parking spaces are acceptable with a grass turf parking surface, as long as the use is occasional and the grass surface is maintained and continues to be viable, as determined by an annual inspection to be performed by the Zoning Enforcement Officer at the time the Annual Event Operating Plan is submitted.
- 2) Subject to compliance with the adopted Conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed

improvements and use of the property are consistent with the Special Exception Criteria regarding issuance of Special Exceptions under Sections 4.8.1.7 and 6.8.

- 3) Full compliance with Section 6.3 is waived per Section 6.3.L and only the landscaping shown on the proposed Site Plan as revised through 12/19/19 is found to be required since the Commission finds that the proposed Site Plan demonstrates excellence in landscaping design.
- 4) Full compliance with the requirements for the provision of information with the application enumerated in Sections 9.6 and 6 are waived.
- 5) The requirement of Section 6.3.D.3 for the preparation of Landscaping Plans by a licensed landscape architect is waived.
- 6) The Commission finds, per Table Note #1 located after Section 6.5.D.2 (3), that the statement by the applicant's engineer, James Pretti, Jr. P.E., in a memorandum dated December 17, 2019 sufficiently demonstrates that the parking needs of the farm are addressed by the provision of parking according to the ratio of 1 space per 75 sq. ft. for portions of farm buildings open to the public parking as proposed on the Site Plan as revised through 12/17/19.

Conditions:

1. Use of the property for Non-Agricultural Farm Events shall follow the Site Plan approved with this application except as it shall be modified to comply with the conditions of this approval: plan entitled "Site Plan For Non-Agricultural Farm Events, Assessor's Map J3, Block 1, Lots 12 and 6", as prepared by Criscuolo Engineering LLC of Branford Connecticut, dated 2/1/2019 last revised 1/2/2020.
2. Prior to the commencement of the use, approval of the required Annual Event Operating Plan, or issuance of a zoning permit or the authorization for the issuance of a building permit on the property associated with this use, the following Site Plan\Application Documents revisions shall be addressed to the satisfaction of the Town Planner or other staff of the Planning and Zoning Commission as may be indicated:
 - a) The wording in the (General Event) Operational Plan on Page 3 which states that a "Such facility shall not provide alcohol during a non-agricultural event unless licensed to do so, or provided by a licensed vendor." shall be replaced by the following "No alcohol beverages shall be provided during a Non-Agricultural Farm Event except as allowed in compliance with all local, state and federal regulations and statutes."
 - b) The wording in Schedule A (rev 10/10/19) attached to the (General Event) Operational Plan shall be changed to delete "Hot Air Balloon festivals."
 - c) A plan for the maintenance of the grass/turf areas upon which the events are proposed to take place.

- d) Indicate the total acreage of the property subject to the application that is located in Branford (7.7 acres) as the Minimum Lot Acreage on the Zoning Standards Schedule on the Site Plan.
 - e) The removal of the forty-seven (47) (Proposed Event Parking) spaces located on grass or their reconfiguration (partial or total number) into one row of spaces adjacent to the gravel drive with dimensions of the drive and spaces that conform to the requirements of Section 6.5 of the Zoning Regulations.
 - f) Addition to the Site Plan of provisions for trash disposal on the property in Branford subject to this application.
3. All required parking spaces shall remain open and available to event attendees.
 4. Appropriate improvements to address on-going erosion shall be proposed and installed as the Town Engineer may determine to be necessary.
 5. Unless specific approval from the Commission or the Town Planner is obtained for the use of additional fixtures, only one of the temporary light fixtures shall be used during non-agricultural farm events and placed to direct its light away from any nearby residential development.
 6. This Special Exception use as proposed is made contingent upon the continued viability and maintenance of the grass or turf areas upon which the Non-Agricultural Farm Events take place.
 7. Should the annual inspection reveal concerns with the viability of the grassed surface of the "overflow" parking spaces the owner of the property shall propose for approval, as part of the Annual Event Operating Plan, measures to repair the grass surface or , if determined by the Planning and Zoning Commission to be necessary, pavement of the spaces with gravel.
 8. No additional signage or new or replacement lighting shall be installed without the review and approval of the Planning or Zoning Commission approval or that of its staff, whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.
 9. As may be directed by the Zoning Enforcement Officer, necessary measures to control dust (application of water or calcium chloride) shall be implemented.
 10. To ensure continued compliance with the Zoning Regulations (Section 6.3) all landscaping must be maintained as an on-going requirement of this approval to ensure survival of the landscaping. Any landscaping element that does not survive or that becomes significantly damaged must be replaced in-kind.
 11. All use of amplified sound and event associated alcohol service shall occur only within the hours of operation proposed by this application.

12. To bring the existing site into conformance with the requirements of Section 6.7 (Outdoor Lighting) the existing non-conforming light fixture attached to the "house" shall be removed and, if desired, replaced with the GLEON Galleon LED information regarding which fixture has been submitted with this application. All new light fixtures shall be mounted with a fixed (not adjustable) arm-mount at a 90-degree angle to function as an IES full cut-off. A 3000 degree Kelvin option for the light source shall be used. The amount of lumens generated by any permanent full cut-off fixture shall not exceed 20,000 lumens and generate more than 8.0 foot-candles on the ground.
13. The attendance at Non-Agricultural Farm Events is limited to two persons for each approved parking spaces or 100 attendees for the 50 parking spaces on the site plan that meet the parking requirement of the Zoning Regulations, unless additional conforming parking spaces are created on a revised Site Plan per Condition 2.e., which shall increase the allowed number of attendees by two for every additional conforming parking space created.

J. Vaiuso seconded the motion which passed unanimously.

MINUTES: 12/5/19 & 12/12/19

J. Lust made a motion to approve the 12/5/19 meeting minutes as written.

J. Chadwick seconded the motion which passed unanimously.

J. Chadwick made a motion to approve the 12/12/19 meeting minutes as written.

F. Russo seconded the motion which passed unanimously.

CORRESPONDENCE:

A cell tower antenna swap at 123 Pine Orchard Road.

OLD BUSINESS:

1. Eleanor Kelman-Applicant & Owner
16 Halls Point Road
CAM- an addition to an existing retaining wall
Application #19-11.3
A/R 12/5/19, Tabled to 1/9/20

Michael Harkin-(Harkin Engineering) represented the applicant and explained this application has been reviewed by DEEP. The project consists of adding approximately 2 feet of height to the existing interior retaining wall. This is required in order to repair a failed septic system on the site.

H. Smith read the letter from DEEP into the record.

J. Lust is recusing himself from this application. F. Russo was seated for him.

F. Russo made a motion to approve the application with the finding and the condition listed below:

FINDING –

1) The Coastal Site Plan is consistent with the goals 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.

CONDITION –

1) The following shall be addressed to the satisfaction of the Town of Branford Zoning Enforcement Officer or Town Planner.

A) Prior to the start of construction the installation of features shown on the approved erosion and sedimentation control plan including anti tracking pad, temporary stockpile area, with silt fence enclosure, silt fencing, hay bale locations, etc..

M. Palluzzi seconded the motion which passed unanimously.

2. A. Secondino & Son, Inc.,c/o Alfred Secondino –Applicant
Bitterweet 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 to be set

The Commission A/R and set the PH for 2/20/20

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 to be set

The Commission A/R and set the PH for 2/06/20

NEW BUSINESS:

1. 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
To be A/R

The Commission A/R and Tabled to the 1/23/2020 meeting.

2. 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
To be A/R & PH to be set

The PH date will be 2/6/2020.

3. 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
To be A/R & PH to be set

The PH date will be 2/6/2020.

OTHER BUSINESS:

1. Time Extension Request for PZ#14-1.5 (Site Plan) for 17-21 North Branford Rd.
This item is Tabled until the 1/23/2020 meeting.
2. Time Extension Request for PZ#14-10.3 (Special Exception) for 6 Business Park
This item is Tabled to the 1/23/2020 meeting.
3. Bond Establishment- 26 Double Beach Road.

J.Vaiuso made a motion to establish the 500.00 driveway bond.
J. Lust seconded the motion which passed unanimously.

4. Time Extension Request for PZ#15-1.1 (Special Exception) for 33 West End Rd.

This Special Exception approval for a 2 family house and a commercial building will expire February 5, 2020.

J. Vaiuso made a motion to grant the applicant a 2 year extension with an expiration date of February 5, 2022.
J. Lust seconded the motion which passed unanimously.

J. Chadwick made a motion to add and approve a bond establishment for 17 and 19 Lomatra Lane. The bonds are for landscape improvements in the amount of \$4,000 each.

J. Lust seconded the motion which passed unanimously.

5. Election of Officers

J. Chadwick made a motion to re-appoint C. Andres as the Chairperson for the Commission for another year and reappoint M. Palluzzi as the Secretary for another year.

J. Lust seconded the motion which passed unanimously.

H. Smith noted that two additional applications were received today that need to be added to the agenda. They are a Special Exception and a Modification to a Subdivision located at 292 Leetes Island Road.

J. Lust made a motion to add the two applications to the agenda and set the PH for both applications for 2/2/2020.

J. Vaiuso seconded the motion which passed unanimously.

6. Planner's Report

H. Smith said he is working on filling the two vacant positions in the Planning & Zoning Dept. He said there may be an interim zoning officer next week and per the state statute, the Planning & Zoning Commission needs to appoint the officer.

Adjourned at 9:56 pm