



# 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, JULY 6, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Chadwick, F. Russo, M. Palluzzi, C. Andres  
Commissioners Absent: J. Lust, J. Vaiuso, C. Kelly, P. Higgins  
Staff Present: H. Smith-Town Planner, R. Stoecker- Assistant Town Planner

Chairperson Andres introduced the Commission and Staff present.  
Secretary M. Palluzzi read the Public Hearing Notice into the record.  
Chairperson Andres then reviewed the Public hearing procedures.

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

#### PUBLIC HEARINGS:

1. Joel Laub- Applicant  
LAM Properties (Thomas Holeva)-Owner  
998 West Main Street  
Special Exception- Car Sales  
**Application #17-5.1**  
**A/R 5/4/17, PH continued from 6/1/17**

**This is continued to the 7/20/17 meeting. The Commission accepted a 35 day extension request Offered by the Applicant.**

2. Michael J. Bennett, (Bennett & Smilas Associates, Inc.)-Applicant  
101 North Branford Rd., LLC-Owner  
101 & 115 North Branford Road  
Special Exception- Industrial Building  
**Application #17-5.7**  
**A/R 5/18/17, PH continued from 6/15/17**

**This is continued to the 7/20/17 meeting. The Commission submitted a 65 day extension Request offered by the Applicant.**

3. Town of Branford- Applicant & Owner  
185 Damascus Road  
Special Exception-Intermediate School  
**Application #17-5.12**  
**PH set for 7/6/17**

Commissioner J. Chadwick recused himself from this application.

Michael LoSasso (Antinozzi Associates) spoke briefly. He started the Powerpoint Presentation by reviewing the existing structure and layout.

Antonio DiCamillio (Stantec Consulting Services) then highlighted different aspects of the project including: various site elements, parking, drainage, landscape and lighting.

Gregg Playso (Fusco Corp.) reviewed the phases of the construction.

The Commission had a brief discussion.

H. Smith reviewed the Staff Report.

PUBLIC INPUT:

1. Kevin Healy- 3 Patrick Lane-Asked about landscaping; could the mature trees remain? He also asked about the hours of construction.
2. Jeanie Hughes-39 Meadow Wood Rd.-She was concerned about the height of the building .She also asked about parking and noted the entrance is dangerous, could that be modified?
3. Kate Galamos-She asked about energy efficiency and suggested plug in units for electric cars.
4. Pam Roy-60 Featherbed Lane-She asked about the demolition portion of the project.
5. Ted Shields- Breezy Lane- He inquired about traffic patterns
6. Terry Baldino-Brainerd Rd. - Asked why isn't the project starting now? She was under the impression from a previous meeting she attended that it would. She also asked about the Cafeatorium and the noise level of the construction.
7. Teresa Hyer-Patrick Lane- Inquired about the crosswalk.

**There was a discussion regarding whether to keep the Public Hearing open. As a result, Chairperson Andres announced the Meeting will be continued to July 20, 2017.**

The Commission then took a 5 minute break.

**MINUTES:** 06-15-17

**J. Chadwick made a motion to approve the meeting minutes as written. F. Russo seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

H. Smith noted there would be a Public Meeting on July 13 at 7p.m. at Branford Fire Headquarters to discuss a possible roundabout on Main Street. Anyone who is interested is welcome to attend.

**OLD BUSINESS:**

1. 26 Cherry Hill Road LLC-Applicant & Owner  
26 Cherry Hill Road  
Zoning Map Amendment/Master Plan Amendment-  
PDD Modification  
**Application #17-3.2**  
**A/R on 3/16/17, PH opened 4/20/17, PH closed 6/1/17, Decision**  
**Required By 7/20/17.**

H. Smith distributed an edited draft Resolution of approval to the Commissioners which he then reviewed.

The Commissioners asked a few questions.

**F. Russo made a motion to approve the Resolution with an effective date of July 31. M. Palluzzi seconded the motion which passed unanimously.**

2. KIOP Branford, LLC-Applicant & Owner  
1025-1091 West Main Street  
Site Plan Modification- New Lighting  
**Application #17-5.5**  
**A/R 5/18/17, Tabled from 6/15/17(Decision Required by 7/20/17)**

**This was continued to the 7/20/17 meeting.**

3. Dow Realty(c/o Jeff Dow)-Applicant  
622 Associates- Owner  
618-622 Main Street  
Site Plan-Printing & Publishing, Retail & Personal Service Establishment  
**Application #17-6.2**  
**A/R 6/15/17, Tabled from 6/15/17**

Jeff Dow (Applicant) noted that this application was reviewed and approved by the Town Center Revitalization Review Board.

R. Stoecker reviewed the Staff Report and the Commission had a brief discussion.  
H. Smith proposed modifying Condition 2 to add subsections as follows:

C.) The westerly boundary of the handicapped parking space shall be cross striped.

D.) Dimensions of the handicapped parking space and adjoining regular parking space shall be provided.

He also suggested deleting the last sentence of proposed condition #4

**J. Chadwick made a motion to approve the application with the conditions as amended by H. Smith.**

**F. Russo seconded the motion which passed unanimously.**

4. Gregory Marvinsmith-Applicant & Owner  
Money Island (Assessor Parcel #32)  
Coastal Site Plan –New Singe Family House  
**Application #17-6.3**  
**A/R 6/15/17, TABLED TO 7/20/17**
5. John Bollier- Applicant  
Yale University (Peabody Museum)-Owner  
Horse Island  
Coastal Site Plan- Composting Toilet  
**Application #17-6.4**  
**A/R ON 6/15/17----WITHDRAWN**
6. Town of Branford (Planning & Zoning Commission)-Applicant  
R-1 & R-2 Zoning Regulation Amendments  
**Application #17-6.5**  
**A/R 6/15/17 & PH set for 7/20/17**
7. Vincent Giordano, Jr.- Applicant  
Branford Building Supplies- Owner  
Buckley Rd. (G-9/000/013/00001)  
Special Exception & CAM- Farm Planting/Grading  
**Application #17-6.6**  
**A/R 6/15/17 & PH set for 7/20/17**
8. Jennifer & Murat Gunel- Applicants & Owners  
20 Summer Island Road-Special Exception & CAM-  
In ground Swimming Pool  
**Application #17-6.7**  
**A/R 6/15/17 & PH set for 7/20/17**
9. Timothy J. Lee, Esq.-Applicant  
Peter Panaroni- Owner

Zoning Regulation Amendment –  
(Section 7.11) Contractor Business & Storage Yards

**Application #17-6.8**

**A/R 6/15/17 & PH set for 7/20/17**

10. SolarCity Corporation-Applicant  
Town of Branford-Owner  
48-86 Tabor Drive  
Site Plan-Solar based Electrical Generating Facility to provide  
power to the Town of Branford  
**Application #17-6.9**  
**A/R 6/15/17, Tabled from 6/15/17**

Jennifer Young Gaudet (All Points Technology) was representing the Applicant. Also present was Engineer Joe Perigini (Wesson & Sampson). She briefly highlighted the project, stating it is a solar based generating facility covering almost 9 acres on 48-86 Tabor Drive.

Joe Perigini then briefly reviewed the landscaping, grading and sediment controls for the project. The Commission asked a few questions. R. Stoecker then reviewed the staff report. After a brief discussion, H. Smith recommended deleting condition #2 of the staff report.

F. Russo made a motion to approve the application with Condition #1 only.  
J. Chadwick seconded the motion which passed unanimously.

11. Douglas Colter (Executor)-  
(Estates of Earl & Joyce Colter)-Applicant & Owner  
152 & 158 Motowese Street  
Site Plan-Rear Parking/Drainage Plan  
**Application # 17-6.10**  
**A/R 6/15/17, Tabled from 6/15/17**

H. Smith noted that the Applicant submitted new information that day and said Staff has not reviewed it. **This item was Tabled until the July 20 meeting.**

#### **NEW BUSINESS:**

1. Yarrow Realty LLC c/o Dr. Deborah J. Yarrow(member)&  
Waggin Tails LLC c/o Dr. Deborah J. Yarrow (member)-Applicant & Owner  
229 & 233 East Main Street  
Site Plan & Coastal Site Plan  
**Application #17-6.11**  
**To be A/R**

Jim Pretti (Criscuolo Engineering) represented the applicant. He noted the house that was previously on the lot had been demolished last week. Now, it is a conforming buildable lot.

R. Stoecker reviewed the staff report.

M.Palluzzi made a motion to approve the application with the one condition and the finding listed in the staff report. J. Chadwick seconded the motion which passed unanimously.

H. Smith said two additional applications were submitted before today but after the agenda was set and need to be added to the agenda under New Business.  
The first application is a Special Exception for additional parking for the Community Center located At 30-48,26, 28 Church Street.

J. Chadwick made a motion to add the application to the agenda. F. Russo seconded the motion.

The second application is a Zoning Map Amendment and Coastal Site Plan for 7-11 Mill Plain Road.

J. Chadwick made a motion to add the application to the agenda. F. Russo seconded the motion.

The Commission accepted both applications and set Public Hearing dates for them.

**OTHER BUSINESS:**

1. Planner's Report  
None

**The meeting adjourned at 9:43 p.m.**