



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, JUNE 15, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

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

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

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

He 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

The applicant requested that the item be continued to the next meeting. Chairperson Andres opened the Public Hearing but there was no public comment.

2. Wayne Sandford- Applicant
Branford Electric Railway Association-Owner
45-55 & 46-52 Alex Warfield Road
Special Exception/Special Exception Modification & Coastal Site Plan - Wood Shop
(Public Hearing Waiver requested for Special Exception Modification-45-55 Alex Warfield Road)
Application #17-5.2
A/R 5/4/17, PH (for Special Exception for 46-52 Alex Warfield Road) continued from 6/1/17

Wayne Sandford (Applicant) spoke. He noted this property is adjacent to the Trolley Museum and was purchased four years ago. There is a two car garage on the property that is structurally sound. They would like to move their present wood shop into that space. The current wood shop is in a flood zone and floods frequently. They are making no changes to the building except for door replacements,

R. Stoecker reviewed staff report.

PUBLIC INPUT:

1. June Thomas- Dominican Rd- stated she is concerned about any additional noise this shop will generate. She said it's quiet now at night.
2. Joseph Borkowski- They support the trolley museum, noting they have been good neighbors. It's a quiet neighborhood. They are concerned about the noise. They are not resisting the trolley museum making any changes, they are just asking the Commission to consider the noise issue.

Chairperson Andres closed the Public Hearing.

The Commission asked a few questions and had a brief discussion about the concerns raised.

3. 35 Jefferson Road LLC ,c/o Jeffrey Brandfon (member)-Applicant & Owner
35 Jefferson Road
Special Exception- Storage Trailer
Application #17-5.9
A/R 5/18/17, PH set for 6/15/17

Jim Pretti (Criscuolo Engineering) represented the Applicant. He said the storage trailer will be used for storage of paperwork and it will be on the property that is used for car detailing.

R. Stoecker reviewed the staff report

PUBLIC INPUT:

Chairperson Andres closed the Public Hearing.

4. 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 set for 6/15/17

The applicant requested the Public Hearing be opened and continued to July 6 meeting.

Public input:

1. Bill Horne- (Pleasant Point Rd.)- He said he could not be at the July 6th and that the Branford Land Trust follows applications that are submitted that concern their property. This property abuts a 14 Branford Land Trust preserve. The Branford Land Trust is concerned about any deicing chemicals that may be used on this property. They are asking for a deicing plan to be submitted.

Paul Higgins was seated for J. Lust who was absent.

MINUTES: 06-01-17

P. Higgins is seated for J. Lust, who is absent.

J. Vaiuso made a motion to approve the June 1 meeting minutes as written. P. Higgins seconded the motion.

CORRESPONDENCE:

No correspondence.

RETURN TO TABLE:

5. Wayne Sandford- Applicant
Branford Electric Railway Association-Owner
45-55 & 46-52 Alex Warfield Road
Special Exception/Special Exception Modification & Coastal Site Plan - Wood Shop
(Public Hearing Waiver requested for Special Exception Modification-45-55 Alex Warfield Road)
Application #17-5.2

The Commission discussed this briefly.

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J. Chadwick made a motion to approve the Application with the finding and the conditions listed below.
P.Higgins seconded the motion.

FINDING:

- 1) The Coastal Site Plan is consistent with the goals and policies of the Coastal Area Management Act (CGS Section 22a-92) and does not create any adverse impacts on coastal resources and any future water dependent activities.

CONDITIONS:

- 1) Prior to the issuance of a zoning permit or the zoning authorization for the issuance of a building permit, an executed legal instrument such as a deed restriction of form and context acceptable to the Town Attorney stating that none of the properties subject to this application may be sold separately from the others without the approval of the Planning and Zoning Commission. If required by the Town Attorney, evidence of the recording of the legal instrument on the Town of Branford Land Records shall be submitted to the ZEO.
 - 2) The hours of operation are limited to Monday thru Saturday from 9:00 a.m. to 8:00 p.m.
 - 3) No additional exterior lighting is permitted without staff or Planning & Zoning Commission approval.
 - 4) No outdoor woodworking operations or storage of materials are permitted
6. 35 Jefferson Road LLC ,c/o Jeffrey Brandfon (member)-Applicant & Owner
35 Jefferson Road
Special Exception- Storage Trailer
Application #17-5.9
A/R 5/18/17, PH set for 6/15/17

J. Chadwick made a motion to approve the Application with the two conditions listed in the Staff Report. J. Viauso seconded the motion.

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.

Chairperson Andres briefly reviewed the history of this application. The Commission had a brief discussion. They directed the Town Planner to draft a resolution to approve with conditions to address the topics discussed.

2. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
Special Exception-Interior Lot
Application #17-3.4
A/R on 4/6/17, PH opened 5/4/17, PH closed 5/18/17, continued from 5/18/17

WITHDRAWN

3. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
Re-subdivision-One (Interior) Lot
Application #17-3.3
A/R on 4/6/17, PH opened 5/4/17, PH closed 5/18/17, continued from 5/18/17

WITHDRAWN

4. Stonewall Lane Associates LLC.-
Charles F. Shelton Jr. (Managing Member)-Applicant
Andrew Porto-Owner
10 Cedar Street
Special Exception Modification- Office Building
Application #17-5.4
A/R 5/18/17, PH set for 6/15/17---WITHDRAWN

5. 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 6/1/17(Decision Required by 7/20/17)

This item was Tabled to the July 6 meeting.

NEW BUSINESS:

1. Vincent Chiocchio-Applicant & Owner
157-171 Thimble Island Rd
Special Exception Modification-Multi Family Residence
Application #17-5.10
Tabled from 6/1/17

J. Chadwick made a motion to waive the Public Hearing requirement .J. Viauso seconded the motion.

Joe Sepot (Joseph Sepot Architect, 225 Montowese St.) represented the applicant. He explained the homeowners wanted an elevator installed in their house. By doing that, he had to make modifications. He showed the Commission before installation and after sketches, noting the footprint of the house isn't changing, neither is the height.

R. Stoecker reviewed the Staff Report.

J. Chadwick made a motion to approve the application with the condition stating that all conditions from the previous approval remain in effect as they may apply. M. Palluzzi seconded the motion.

2. Leslie Greengard & Janice Blustein-Applicants & Owners
45A Cocheco Avenue
Coastal Site Plan
Application #17-5.11
Tabled from 6/1/17

Phillipe Campus (Phillippe Campus Architect, LLC) represented the Applicant. Mike Harkin (Harkin Engineering) was also present. He explained this application is for the demolition of the existing house and the construction of a new single family home in the same location. He then highlighted the new house.

Mike Harkin (Harkin Engineering) then spoke. He explained an underground storm water drainage retention system will be installed.

R. Stoecker reviewed the Staff Report.

F. Russo stated he is not voting on this application because he lives on Cocheco Avenue.

P. Higgins made a motion to approve the Application with the finding and condition listed on the Staff Report. M. Palluzzi seconded the motion which passed unanimously with F. Russo abstaining.

3. Town of Branford- Applicant & Owner
185 Damascus Road
Special Exception-Intermediate School
Application #17-5.12
PH set for 7/6/17
4. Centercorp Retail Properties, Inc.-Applicant
870 North Main LLC-Owner
2 Commercial Parkway
Site Plan Modification-Fast Food Restaurant (Chipotle)
Application #17-6.1
To be A/R

Matt Bruton – (BL Companies) represented the Applicant. He explained they are requesting two changes to the Site Plan. One item they are requesting is that the light pole base with a 30 inch reveal remain. They were installed incorrectly and it is infeasible to adjust the light pole base height to conform to a 6” reveal now.

Their second request is to remove the existing landscaping beds along the frontage within the Conn Dot right of way and on private property and replace them with a specified grass mixture. The Health Dept. recommended removal of these beds to combat the rodent problem to Starbucks since these beds provide a rodent habitat.

H. Smith reviewed the Staff Report and explained that since the application only referred to the 2 Commercial Parkway property the landscaping changes to the abutting property with Starbucks were not part of this application. The Commission had a brief discussion.

J. Vaiuso made a motion to approve modifications to the decision from the March 3, 2016 Planning & Zoning Meeting by deleting last sentence of Subsection 1 (dii); and deny the request to delete the previous landscaping. J. Chadwick seconded the motion.

5. CGS 8-24 Transfer of interest of a portion of Old Cherry Hill Road (38-40 North Main St.) to 38-40 North Main Street, LLC.

H. Smith said he spoke with the Town Attorney and learned that Cherry Hill Road years ago was arguably still owned by the town. This parcel of land was left over after the realignment of the road. It was thought that the land was abandoned to the adjoining property owner, but there was no documentation to show that. This CGS 8-24 concerns the transfer of this remaining left over right of way to the adjoining property owner. There is a tiny building that belongs to the Regional Water Authority and they will get that portion as a side agreement. The rest of the parcel will be transferred to 38-40 North Main Street.

P. Higgins made a motion to send a positive report for this CGS 8-24. J. Vaiuso seconded the motion.

6. 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
To be A/R

H. Smith noted the Town Center Revitalization Review Board reviewed this yesterday and they recommended several changes to the possible design of the exterior of the existing building. This application was just received in the office a few days ago and the Town Staff has not reviewed it yet.

Jeff Dow (Applicant) spoke briefly. He noted that changes were made to the Site Plan that was previously approved. He said he has a tenant for the front building and he is anxious for this project to progress.

The Commission asked a few questions.

This is Tabled until July 6.

7. Gregory Marvin Smith-Applicant & Owner
Money Island (Assessor Parcel #32)
Coastal Site Plan –New Singe Family House
Application #17-6.3
To be A/R

It was stated that the Application needs to be heard by the Zoning Board of Appeals. The Commission Tabled it until the July 20 Planning & Zoning Meeting.

8. John Bollier- Applicant
Yale University (Peabody Museum)-Owner
Horse Island
Coastal Site Plan- Composting Toilet
Application #17-6.4

The Commission A/R and Tabled until July 6.

9. Town of Branford (Planning & Zoning Commission)-Applicant
R-1 & R-2 Zoning Regulation Amendments
Application #17-6.5
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for July 20.

10. 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
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for July 20.

11. Jennifer & Murat Gunel- Applicants & Owners
20 Summer Island Road-Special Exception & CAM-
In ground Swimming Pool
Application #17-6.7
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for July 20.

12. Timothy J. Lee, Esq.-Applicant
Peter Panaroni- Owner
Zoning Regulation Amendment –
(Section 7.11) Contractor Business & Storage Yards
Application #17-6.8
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for July 20.

13. 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

To be A/R

The Commission A/R and Tabled until July 6.

14. Douglas Colter (Executor)-
(Estates of Earl & Joyce Colter)-Applicant & Owner
152 & 158 Motowese Street
Site Plan-Rear Parking/Drainage Plan
Application # 17-6.10
To be A/R

The Commission A/R and Tabled to July 6.

OTHER BUSINESS:

1. Planner's Report -

H. Smith said there is a second public workshop for the TOD Study on June 22 at Fire Headquarters. He and the TOD Study Consultant also met with DOT yesterday regarding some issues concerning the TOD Study.

He also briefed the Commission on a plan for a possible hotel next to Stony Creek Brewery. This was also discussed with the Town Center Revitalization Review Board.

The meeting adjourned at 9:03 p.m.