



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY JUNE 6, 2019 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

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

Commissioners Absent: D. Dyer, P. Higgins,

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

Secretary M. Palluzzi read the Public Hearing Notice into the record.
Chairperson Andres reviewed the Public Hearing procedures.

PUBLIC HEARINGS:

1. Tidal Basin LLC & Branford Land Development ,LLC-
Applicants & Owners
2,5,4-6 Indian Neck Avenue
Zoning Map Amendment-to add Food Preparation for on-site consumption as an
accessory use.
Application #19-4.4
A/R 4/22/19 & PH set for 6/6/19

Gregg Burton (Carmody, Torrance, Sandak & Hennessey) represented the applicant. Also present were Ed Crowley and Brian Lamfert. He explained the purpose of this application is to amend the uses that are permitted in the Branford River PDD. They are requesting an accessory use for preparation of food for on-site consumption. He then gave a brief history of the PDD, noting it no longer included the Anchor Reef Development. He noted the brewery started out with no on-site food. Then the Planning & Zoning Commission approved a food truck on the site. However, they have become an unreliable source of food. They want to offer their customers an alternative; a pizza oven on site.

The Commission discussed this briefly, noting this change would affect all the properties in the PDD.

R. Stoecker reviewed the Staff Report.

H. Smith read DEEP letter into the record. He noted that the Commission will not be voting on this application at this meeting since additional referrals need to be made to comply with the Zoning Regulations

PUBLIC INPUT:

Damien Platosh-(South Montowese St.)He noted in the summer, it's very busy there. After the brewery closes the traffic heads down to the other restaurants that are open later. He asked if the Brewery will change their hours of operation in the summer.

The applicant replied that there are no current plans to change the brewery hours.

Chairperson Andres closed the Public Hearing.

2. Meaghan DeLucia-Applicant
Salvatore & Meaghan DeLucia-Owners
100 Pine Orchard Road
Special Exception for grading for an in ground pool
Application #19-5.1
A/R &PH set for 6/6/19

Mike Martocci (Poolscape Pools & Spa) represented the Applicant, noting they received approval from the Inland Wetlands Commission. He noted the pool is within all the setbacks. He reviewed the plan for the Commission.

R. Stoecker highlighted the Staff Report.

PUBLIC INPUT:

R. Stoecker read a letter of support into the record from a neighbor (Jennifer Aguilar).

H. Smith recommended that dust control be added as a condition should the Commission approve it.

Chairperson Andres closed the Public Hearing.

MINUTES: 5/16/19 & 5/24/19 & 5/30/19

5/16/19 - J. Lust made a motion to approve the 5/16/19 meeting minutes.
M. Palluzzi seconded the motion which passed unanimously.
J. Chadwick abstained.

5/24/19 – M. Palluzzi made a motion to approve the 5/24/19 meeting minutes.
F. Russo seconded the motion which passed unanimously.

5/30/19- These minutes were not voted on.

CORRESPONDENCE:

H,. Smith reported that a letter had been received from the Ct Siting Council regarding the upgrading of the main Eversource transmission line from Wallingford to Branford. It said they were approved to work a few Sundays in June from 8am to 6pm.

RETURN TO TABLE:

1. Meaghan DeLucia-Applicant
Salvatore & Meaghan DeLucia-Owners
100 Pine Orchard Road
Special Exception for grading for an inground pool
Application #19-5.1
A/R &PH set for 6/6/19

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

1. The installation of erosion controls shall be completed to the satisfaction of the Zoning Enforcement Officer prior to start of construction.
2. Dust control shall be undertaken as may be determined necessary by the Zoning Enforcement Officer.

J. Lust seconded the motion which passed unanimously.

OLD BUSINESS:

1. Nicholas Fischer-Applicant & Owner
3 Watrous Avenue
Special Exception Modification-demolish & rebuild a two family home
Application #19-5.2
A/R & PH set FOR 6/13/19
2. Beacon Communities Development LLC,
c/o Attorney Timothy Hollister-Applicant
Town of Branford Housing Authority-Owner
Application for a Site Plan Modification / Coastal Site Plan) under CGS Section 8-30g Affordable Housing Land Use Appeals for property located at 115 South Montowese Street (Parkside Village I) for (1) deletion of Condition #3a of the amended Resolution adopted on 1/3/2019 approving application #17-9.6 and (2) a revision of the approved Site Plan to show use of Sliney Road as a supplemental emergency access to the redeveloped building.
Application #19-2.4
A/R 2/21/19 & PH continued to 5/16/19, PH closed 5/16/19
Decision Required by 6/27/19 (includes offer and acceptance of the Time Extensions totalling 60 days)

Chairperson Andres noted there was a spirited discussion at the 5/30/19 Planning & Zoning Commission meeting and asked if any of the members wanted to deliberate further tonight. No members expressed an interest in further deliberations.H. Smith said he was drafting a resolution which will be sent to the Commission soon.

NEW BUSINESS:

1. Digestive Disease Associates, c/o Dr. Christopher Illick-

Applicant & Owner
657-697 Main Street
Special Exception Modification- Medical Office
To be A/R

H. Smith briefly explained this application to the Commission, noting the Applicant is requesting a waiver of the Public Hearing.

**J. Vaiuso made a motion to waive the Public Hearing.
M. Palluzzi seconded the motion which passed unanimously.**

H. Smith said this item will be discussed next week at the Special Meeting on June 13, 2019.

2. Attorney Bernard Pellegrino-Applicant
26 Cherry Hill Rd. c/o John Mancini-Owner
26 Cherry Hill Road
ReSubdivision Modification
To be A/R

H. Smith explained that this application was being submitted to bring the approved Subdivision Plan into conformance with deed restrictions offered to neighbors (Ann Trappasso and the Branford Historical Society). One of the requirements in the deed restriction was that there be a note added to the Subdivision Plan that stated that any activation of the single family use on Lot 2 only be done after the Applicant obtains Site Plan approval from the Planning & Zoning Commission. However, the note was not added to the plan that was approved by the Commission. It was added to the Mylar but that cannot be different than the plan that was approved. Now, the plan needs to be changed to conform to the Mylar to comply with the deed restrictions. He recommended this item be Tabled to the 6/13/19 meeting.

3. Audra Nuzzo- Applicant
Zoning Regulation Amendment-Addition of new Accessory Use to a Farm use (by Special Exception) "Non-Agricultural Farm Events"
**Application #19-6.1
To be A/R and PH set**

The Commission AR and set the Public Hearing for 7/11/19 to allow for the required 35 day period prior to the public hearing for the notice to DEEP.

OTHER BUSINESS:

1. CGS Section 8-24 Referral for condemnation proceedings for Crescent Bluff Avenue. *
2. CGS Section 8-24 Purchase of 16 Summer Island Road *
3. Planner's Report –Nothing to report.

*To be presented at June 13 PZ Meeting

The meeting adjourned at 8:50 PM