



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 MARCH 30, 2023 REGULAR MEETING 7:00 p.m.

This meeting was held remotely, solely via ZOOM.

Commissioners Present: F. Russo, M. Liguori, S. Huttner, J. Vaiuso, C. Andres & M. Palluzzi

Commissioners Absent: J. Chadwick

Staff Present: H. Smith- (Town Planner), E. Breining - (Asst. Town Planner),

PUBLIC HEARINGS:

1. Silver Linings Development LLC, c/o Karl Muller-Applicant & Owner
650 Main Street
Special Exception-Two Family Residence
Application #22-12.7
A/R 1/5/23 & PH opened and continued from 3/16/23
2. Silver Linings Development LLC, c/o Karl Muller –Applicant & Owner
650 Main Street
Special Exception- Modification of Parking Requirements
Application# 23-3.4
To be A/R & PH set for 3/30/23

Public Hearing number 1 & 2 are being heard together.

Tony Thompson, the applicant's design professional, reviewed the proposed use and changes to the site.

Public Input:

Chairperson Andres closed the public hearing.

3. McDonalds Corp. c/o Brian Sheedy (Senior Counsel)-Applicant
RHC Associates c/o CRE Asset Management LLC c/o Stefan Cushman-Owner
424-436 West Main Street
Special Exception Modification- Drive-thru for a fast food restaurant
Application #23-1.6
A/R 1/5/23 & PH continued to 4/20/23
4. Schuyler Coulter-Applicant & Owner
28 & 30 Brocketts Point Road
Special Exception & Coastal Site Plan-Demo house on 30 Brocketts Point Rd.
& Construction of an addition to house on 28 Brocketts Point Rd.
Application # 23-2.5
To be A/R & PH set for 3/30/23

Mari Estepin
BRANFORD TOWN CLERK

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RECEIVED

Jim Pretti, the applicant's design professional, reviewed the proposed changes.

Public Input: Comments & questions were asked by Elizabeth Robinson & Robert Montage. The applicant had their Architect, Tony Terry make comments and finally the property owner, Holly Coulter briefly spoke.

Chairperson Andres closed the public hearing.

5. Vincent Federico- Applicant
Nancy Tomassini- Owner
15 Etzel Road
Special Exception & Coastal Site Plan - Demolition of the Existing Home
and construction of a new home.
Application #23-3.1
To be A/R & PH set for 3/30/23

Jim Pretti, the applicant's design professional, reviewed the proposed changes.

Public Input: Peter Henschel & Tracy Everson commented on the application.

Tony Thompson, also the applicant's design professional, and Jim Pretti responded to the public comments.

Chairperson Andres closed the public hearing.

6. Vincent Federico - Applicant
Jennifer Federico - Owner
18-19 Etzel Road
Special Exception & Coastal Site Plan – Demolition of the Existing Home
and construction of a new home.
Application #23-3.2
To be A/R & PH set for 4/20/23

MINUTES: 3/16/23

- J. Vaiuso made a motion to approve the 3-16-23 minutes as written.**
- F. Russo seconded the motion which passed unanimously.**

CORRESPONDENCE: Harry Smith discussed the Ben Callahan Community Complex in Guilford. They are proposing a Zoning Regulation Amendment.

RETURN TO TABLE:

1. Silver Linings Development LLC, c/o Karl Muller – Applicant & Owner
650 Main Street
Special Exception- Modification of Parking Requirements
Application# 23-3.4
To be A/R & PH set for 3/30/23

F. Russo made a motion to approve the application and adopt the staff memo below.

FINDINGS:

1. Modification of the Parking Requirements per section 6.5.I.1 to the seven spaces proposed is warranted as the site has historically accommodated uses that do not comply with current parking standards without creating a risk to public health and safety.

J. Vaiuso seconded the motion which passed unanimously.

2. Silver Lining Development LLC, c/o Karl Muller-Applicant & Owner
650 Main Street
Special Exception-Two Family Residence
Application #22-12.7
A/R 1/5/23 & PH opened and continued from 3/16/23

J. Vaiuso made a motion to approve the application and adopt the staff memo below.

FINDINGS:

1. Subject to compliance with the conditions listed below, the Commission finds that the applicant has demonstrated excellence in landscaping design per section 6.3.L(2) and allows preparation of proposed landscaping by a design professional not registered as a Landscape Architect.

CONDITIONS:

1. 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, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted light fixtures shall to be provided including cut sheets with all model choices indicated and an updated photometric plan (Sheet LP-1) including an updated schedule providing information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.
2. The site plan shall be revised to include a planting list which shall include 70% native plantings, to the satisfaction of the Town Planner.

M. Liguori seconded the motion which passed unanimously.

4. Schuyler Coulter-Applicant & Owner
28 & 30 Brocketts Point Road
Special Exception & Coastal Site Plan-Demo house on 30 Brocketts Point Rd.
& Construction of an addition to house on 28 Brocketts Point Rd.
Application # 23-2.5
To be A/R & PH set for 3/30/23

F. Russo made a motion to approve the application and adopt the staff memo below.

FINDINGS:

1. The Coastal Site Plan is consistent with the goal 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.

CONDITIONS:

1. Prior to the start of construction the following shall be completed the satisfaction of the Zoning Enforcement Officer and maintained throughout the project:
 - a. erosion control measures shall be installed and maintained throughout construction.

2. Prior to the issuance of a Certificate of Zoning Compliance or the zoning issuance of Certificate of Occupancy, the two lots shall be merged into a single lot.
3. 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, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

M. Liguori seconded the motion which passed unanimously.

5. Vincent Federico- Applicant
Nancy Tomassini- Owner
15 Etzel Road
Special Exception & Coastal Site Plan- Demolition of the Existing Home
and construction of a new home.
Application #23-3.1
To be A/R & PH set for 3/30/23

F. Russo made a motion to approve the application and adopt the staff memo below.

FINDINGS:

1. The Coastal Site Plan is consistent with the goal 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.

CONDITIONS:

1. Prior to the start of construction the following shall be completed the satisfaction of the Zoning Enforcement Officer and maintained throughout the project:
 - a. Erosion control measures shall be installed and maintained throughout construction.
2. 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, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

M. Liguori seconded the motion which passed unanimously.

OLD BUSINESS:

1. Sofias Bakery, LLC c/o Kostas Sousoulas-Applicant
8 North Branford Road
Zoning Map Amendment – Change from BL (Limited Business) to IG-2 (Industrial-2)
Application #23-2.4
To be A/R & PH set for 4/20/23

2. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment- Outdoor Dining
Application #23-3.6
A/R 3/16/23 & PH set for 4/20/23

NEW BUSINESS:

1. Edificio, LLC- Applicant
Kevin J. & Robin J. Dextrateur-Owners
40 Pent Road
Special Exception- Oversized Accessory Structure
Application #23-3.7
To be A/R & PH to be set
2. Edificio, LLC-Applicant
Kevin J. & Robin J. Dextrateur-Owners
40 Pent Road
Special Exception- Accessory Apartment
Application #23-3.8
To be A/R & PH to be set

OTHER BUSINESS:

1. 61 Burban Drive (old Hospice Building) Special Exception Approval (PZ#21-11.5) Request to remove Significant Trees.

Harry Smith discussed the proposed removal of a few trees at the perimeter of the parking lot. The commission briefly discussed.

On a motion made by J. Vaiuso and seconded by M. Palluzzi, the Commission unanimously voted to approve.

2. Time Extension Request for 383 East Main Street, Section 6.8 Grading Special Exception.

On a motion made by F. Russo and seconded by M. Liguori, the commission unanimously voted to approve.

3. Planner's Report

Harry Smith briefly discussed a potential informal application for the property at 325 E Main Street.