



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, MARCH 16, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

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

Commissioners Absent: C. Kelly

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

M. Palluzzi read the Public Hearing Notice into the record.

Chairperson Andres introduced the Commissioners and the Staff present.

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. Justin Gargano, CEO
Thimble Island Brewery-Applicant
16 Business Park LLC. -Owner
(Charles E. Weber, Jr.-managing member),
16 Business Park Drive
Special Exception Modification-Expansion of Retail Space
Application #17-1.2
A/R 1/19/17, PH opened 2/16/17, Continued from 3/2/17

Justin Gargano (Applicant) stated he needs an additional nine parking spaces to support the interior expansion. He is working with the landlord to acquire them. He has a tentative agreement that he understands will need to be reviewed by the Town Attorney.

R. Stoecker briefly reviewed the agreement.

H. Smith said that the agreement will be reviewed by the Town Attorney. He noted this will be continued to the April 6, 2017 Planning & Zoning Meeting.

Chairperson Andres asked for public comments. No one came forward.

It was stated that the Commission is continuing the Public Hearing to the April 6, 2017 meeting.

2. Tracy Nigosanti –Applicant & Owner
190 Maple Street
Special Exception- Accessory Apartment
Application #17-2.2
A/R on 2/16/17, PH set for 3/16/17

The Applicant explained the Application is for a 779 square foot accessory apartment in the existing house. He showed the Commission a floor plan of the apartment.

R. Stoecker briefly reviewed the Staff Report and read the rules for an accessory apartment. He noted that the review of the deed restriction wording by the Town Attorney has not been completed yet.

H. Smith suggested keeping the Public Hearing open until that is completed.

It was stated that the Commission is continuing the Public Hearing to the April 6, 2017 meeting.

MINUTES: 03-02-17

J. Vaiuso made a motion to approve the meeting minutes as written. J. Lust seconded the motion which passed unanimously.

CORRESPONDENCE:

OLD BUSINESS:

1. Stephen W. Perrotti- Applicant & Owner
22 Reynolds Lane
Special Exception- Garage
Application #17-2.1
A/R on 2/16/17, PH set for 4/6/17
2. TPSC LLC.- Applicant & Owner
240 North Main Street
Site Plan- Covered Deck & Proposed Addition
Application #17-2.3
A/R on 3/2/17, Tabled from 3/2/17

Matt Reale from Reale Construction (represented the Applicant) explained the project is removing an existing deck and building an addition which will be a banquet area for large parties. He gave the Commissioners drawings which he reviewed. He also highlighted the parking and landscaping.

R. Stoecker reviewed the Staff Report.
The Commission had a brief discussion.

J. Chadwick made a motion to adopt the finding to allow the waiver of the Public Hearing requirement and approve the Application with the 7 conditions and sub parts listed in the Staff Report J. Lust seconded the motion which passed unanimously.

3. Birbarie 139 West Main LLC. c/o
George D. Birbarie-Applicant & Owner
139 West Main Street
Zoning Map Amendment-
Motor Vehicle Sales/ Limited Repair
Application #17-2.4
A/R on 3/2/17, PH set for 4/6/17
4. Peter A. Griswold-Applicant & Owner
Little Curtis Island
Coastal Site Plan
Application #17-2.5
A/R on 3/2/17, Tabled from 3/2/17

Bob Criscuolo- (Criscuolo Engineering) represented the Applicant. He explained there are cottages on the island and this application is for changes to one of the cottages. They are seeking to raise it 4 feet and add a small addition in the rear and dormers upstairs. He noted that this meets all the zoning requirements and East Shore Health Dept. has approved this.

R. Stoecker reviewed the Staff Report.

J. Viauso made a motion to approve the application with the finding and the condition listed on the Staff Report. M. Palluzzi seconded the motion which passed unanimously.

5. Branford Yacht Club-Applicant & Owner
39 Goodsell Point Road
Coastal Site Plan
Application #17-2.6
A/R on 3/2/17, Tabled to 4/6/17
6. Proletar Balliu- Applicant
Terry Brettman- Owner
684 East Main Street
Special Exception- General Business Office
Application #17-2.7
A/R on 3/2/17, PH set for 4/6/17
7. Matthew Cassella- Applicant
Larysa Cassella- Owner
11 Prospect Hill Road
Coastal Site Plan
Application #17-2.8
A/R on 3/2/17, Tabled from 3/2/17

Bob Criscuolo – (Criscuolo Engineering) represented the Applicant. He highlighted the Application and Site Plan. He explained the application proposes removing a portion of the existing house within the FEMA 100 year flood zone and build an addition outside of the flood zone. This proposal would result in the house being entirely outside the flood zone once completed. He noted it complies with the Health Dept. regulations.

R. Stoecker reviewed the Staff Report. The Commission had a brief discussion regarding the location of the soil stockpile.

M. Palluzzi made a motion to approve with the finding and two conditions listed below. Commission at the meeting. J. Lust seconded the motion which passed unanimously.

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.

Conditions:

1. Prior to the start of construction, the anti-tracking pad, temporary topsoil stockpile area with silt fence enclosure and erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer.
2. The Applicant will submit revised plans showing the stockpile location being moved closer to the driveway as discussed by the Commission at the meeting.

NEW BUSINESS:

1. David I. Scheer-Applicant & Owner
2 Spring Rock Road
Coastal Site Plan
Application #17-3.1
To be A/R

H. Smith noted that we are awaiting comments from DEEP regarding this application. He suggested the Commission table this item to the April 6, 2016 meeting which the Commission did.

2. 26 Cherry Hill Road LLC—Applicant & Owner
26 Cherry Hill Road
Zoning Map Amendment/Master Plan Amendment-
PDD Modification
Application #17-3.2
To be A/R

The Commission A/R and set a Public Hearing for 4/20/17.

OTHER BUSINESS:

1. Planner's Report

H. Smith noted the Budget for the Planning & Zoning Dept. is almost identical to last year's budget and is coming before the Board of Finance next week. He said he will be attending the meeting to answer any questions. The funding for the POCD has already been appropriated and is now in the new budget for Fiscal Year 2018.

He also noted that a demolition permit has been submitted for the old Atlantic Wire building.

He also mentioned there will be an application submitted soon for 4 Three Elm Road. There was some filling on the property and it will require a Site Plan Approval. Other site changes will be proposed for this property.

He said he recently attended a meeting discussing Route 146. There has been some renewed interest in doing a comprehensive study on this highway in Guilford and Branford. He said he will be attending another meeting at the end of March and will keep the Commission up to date.

The meeting was adjourned at 8:15 p.m.