



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, MARCH 21, 2019 REGULAR MEETING 7:00 P.M. CANOE BROOK SENIOR CENTER 11 CHERRY HILL ROAD

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

Commissioners Absent: D. Dyer

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

Secretary read the public hearing notice into the record.

Chairperson Andres explained the Public Hearing procedures.

PUBLIC HEARINGS:

1. Danby Gasoline Marketers, Inc. c/o

Kevin Curry- Applicant

Charles J. Pepe, Executor of Estate of Anthony C. Pepe-Owner

165 & 195 Main Street

Special Exception-Modification of Parking Requirements for property with existing Auto Service with Gas, Liquor Store and Office on which is proposed a New Convenience Store.

Application #19-2.7

A/R & PH set for 3/21/19

Kevin Curry (Applicant) spoke first, explaining this application is requesting the addition of a convenience store at this site. They will reduce the auto bays from the current 5 to 2 or 3 bays. He noted they will be adding landscaping as well. He also reviewed the hours of operation for each of the uses currently on the site: the liquor store and garage and the proposed convenience store. He also said the current gasoline tanks will be removed and replaced with new ones.

H. Smith reviewed the staff report stating that this application is for a Special Exception to modify(decrease) the parking requirement but included a Site Plan proposing changes to the property to accommodate the proposed convenience store . He felt the application was incomplete for several reasons which he listed including lack of a landscape and lighting plan as well as trash removal. The biggest issue is the lack of elevation Plans which were requested by the Town Center Revitalization Review Board. The Board has recommended that no action be taken on this application until the required elevation plans are submitted. H. Smith noted that parking is also a large problem on the site, since the site is so busy. He said the applicant is requesting an approximate 50% reduction in the amount of parking required by the Zoning Regulations. He referred to the parking section in the

Zoning Regulations and recommended that the Applicant review the Parking Regulations again.

The Commission had a brief discussion.

PUBLIC INPUT:

Ivor Hay-(Home Place) said he has lived there for 20 years and is strongly opposed to the convenience store. He asked about the hours of operation of the store and does not want store lights on all night. He also noted it's a historical area. He was concerned where when a tractor trailer making deliveries can't turn around, they will back up on Home Place. He spoke of the many parking issues they have with people going to Shelley's Garden center. He said they have to live with that and this convenience

Larry Stout- (owner of Pepe's Service Station)-He noted he has been there for several years and would like to stay there. He is afraid if this application is not approved, he and his two employees may have to leave. He spoke of the gas truck, saying that deliveries are generally at night and it's never been a problem. His business is downsizing and he has more than enough parking.

Josephine Hay-(Home Place) -She is opposed to this application. They have a huge problem with parking from the customers of Shelly's Garden Center. People Double Park and block her driveway as well as turnaround in her driveway. She also said it's difficult to pull out of Home Place, it's an accident waiting to happen. She also stated that back when the garden center was approved, the front of the site was supposed to be parking spots but no one parks there now. When Shelly's is busy she can't get in her driveway and the police do not help. She disagreed with the previous statement that the Liquor store workers get dropped off and they don't use parking spaces. She sees them park there daily. She also asked that all the property owners on Home Place be notified of this application and the meeting date.

Chairperson Andres stated this item will be **continued to the April 22 Meeting** (Monday) at the Branford Fire Headquarters.

MINUTES: 3/07/19

J. Lust made a motion to approve the meeting minutes as written.

J. Vaiuso seconded the motion which passed unanimously.

CORRESPONDENCE:

1. Cell Tower antennae swap located at 45 Brushy Plain Road.
2. Cell Tower equipment swap located at 10 Sylvia Street.
3. Cell Tower additional equipment located at 171 Short Beach Road.

OLD BUSINESS:

1. Kris Shapiro- Applicant
Zoning Regulation Amendment –Proposed Local Business-Hybrid (BL-H) District
Application #19-2.3
A/R 2/21/19 & PH set for 4/4/19 – WITHDRAWN

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 set for 4/4/19

H. Smith distributed the email he received from the Applicant's attorney. He said the Attorney Hollister has requested that Chairperson remind the public that the scope of the public hearing is limited to the modification and to rule people out of order if they don't adhere to that. Chairperson Andres said he is going to emphasize that this is an 830-g application and that comments need to be relevant to the application.

Chairperson Andres noted that a public hearing is scheduled for the next meeting. The Commission is not required to hold a Public Hearing but can hold one if it chooses to do so.

Attorney Hollister also requested Police presence at the Public Hearing and H. Smith will look into that further and make the request.

3. Nicole Letsinger –Applicant
Ten Properties, LLC- Owner
22A Limewood Avenue
Coastal Site Plan & Site Plan – Single Family FEMA compliant home
Application #19-2.6
A/R 3/7/19 & Tabled to 3/21/19

R. Stoecker noted the Applicant has requested this item be TABLED. He will ask the Applicant if he agrees to the application being heard at the (Monday) April 22 meeting.

4. Anthony & Audra Nuzzo-Applicants
736 East Main Street
Special Exception – Restaurant, table service (proposed to include event venue with contained Farmer's Market, Café, Food Trailer & on Premises Liquor Permit)
Application #19-2.8
A/R 3/7/19 & PH set for 4/22/19 -- WITHDRAWN
5. 26 Cherry Hill LLC-Applicant & Owner
26 Cherry Hill Road
ReSubdivision- (2 Lot)
Application #19-3.1
A/R 3/7/19 & PH set for 4/4/19

6. Planning & Zoning Commission-Applicant
Zoning Regulation Amendment to modify Section 7.4 (Line 11)
(Accessory Apartment)
Application #19-3.3
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for May 2

NEW BUSINESS:

1. Tidal Basin, LLC.-Applicant & Owner
4-6 Indian Neck Drive
Site Plan & Coastal Site Plan for a Hotel
Application #19-3.2
To be A/R

R. Stoecker stated this hotel was approved in 2018. The Applicant wants to submit an alternative drainage plan. The Town Engineer has recommended this item be **TABLED** to the April 4 Meeting since additional information is required.

2. Audra Nuzzo- Applicant
Zoning Regulation Amendment- Addition of new use category” Event Venue with on-site Liquor service” as a Special Exception use in the BC,BR,BL,MU,IG1,IG2,CP zones
Application #19-3.4
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for April 22.

H. Smith highlighted the application briefly, saying the property owner is currently hosting four events per year but would like to host additional events thru the warmer weather. To do this, they need to establish a category in the Zoning Regulations that does not currently exist.

3. Informal Discussion- Residential redevelopment of #'s 61 (Benedictines of Jesus Crucified) and 65-99 Burban Drive (St. Elizabeth’s Church)

Michael Massimino spoke first, noting he is present at the meeting for an informal discussion for a proposed overlay zone (incentive housing zone) for both properties. He is currently under contract to purchase both parcels. These would be submitted as 2 separate applications. The monastery which is located at 61 Burban Drive is an approximately 4,000 sq. foot two story building. His intention is to retro fit it to multi units. The property is almost 6 acres. There would be at total of 165 housing units between the two parcels.

The 65-99 Burban Drive property is 10 acres. The church building is 29,000 sq. ft. and includes a 4 bedroom building which was formerly a rectory. He spoke of a sewer

easement which crosses the property. One conceptual idea is a mix of garden style multifamily and a mix of single family detached single family homes. Perhaps multi families on the monastery property and detached single families on the church property. He is proposing to amend the zoning map in order to create frontage lots along Burban Drive and along the back an incentive housing zone is proposed with single detached homes.

John Mancinin-(BL Companies) as well as a Landscape Architect were also present. John Mancini reviewed the placement of housing with an aerial photo as well as the parking, easements, on map.as well as the gardens and lawn and wetlands. They will maintain the existing driveway. The monastery building will be converted into 50 one bedroom units.

They plan to extend the open space to provide connected open space between the former Branford Hills School Site and the Town of Branford Land Trust property to the south. In the back of the parcel there would be 2 four story buildings with parking underneath and 30 units in each building. There is one parking space per bedroom.

In the front of the parcels, single family homes are planned.

M. Massimino reviewed the housing costs of the different units.

The Commission asked a few questions and talked about the wetlands.

Chairperson Andres suggested that Mr. Massimino meet with the surrounding neighbors for their input and Mr. Massimino agreed he would.

Wayne (Landscape Architect) spoke and talked of the open space and its possible uses.

H. Smith said he has seen similar developments in other communities and they have had a common area like a green. He suggested the density was excessive, particularly for the proposed frontage lots on Burban Drive.

Some members of the public spoke and most were concerned about the density of the project. Traffic issues and parking were also concerns. A few people suggested more recreational space for the development.

OTHER BUSINESS:

1. Financial Guarantee (Bond) Return- 202-206 North Main Street-

H. Smith said this bond return is the last installment of a prior bond. The amount is \$5,000.00. The bond holder had agreed to remove a few pieces of equipment from the site, which he did.

M. Palluzzi made a motion to return the bond .J. Lust seconded the motion which passed unanimously.

2. Establish a Financial Guarantee (Bond)-14 Lanphier's Cove Road

H. Smith said this bond is for a driveway apron and landscaping. The recommended amount is \$4025.00.

M. Palluzzi made a motion to accept this bond. J. Lust seconded the motion which passed unanimously.

H. Smith said there is an additional item that needs to be added to the agenda. It is a reallocation of the existing bonds for Cosgrove Court (Cornfield Estates).

**J. Lust made a motion to add the item to the agenda.
J. Vaiuso seconded the motion which passed unanimously.**

H. Smith explained that there are 3 cash bonds on file now approved for reallocation to cover the completion of some items within the subdivision. It is the recommendation of the Zoning Officer that the Commission approve the reallocation of the cash bonds to cover all of the outstanding items identified in the bond estimate.

**M. Palluzzi made a motion to approve the reallocation.
J. Lust seconded the motion which passed unanimously.**

R .Stoecker gave a brief update of the Air Inc. Property in Short Beach saying a building permit was submitted. This was previously discussed at a prior Planning & Zoning Meeting. We have since received a complaint from a neighbor. The Zoning Officer, Jaymie Frederick is investigating. An update will follow.

Meeting adjourned at 9:07 pm