



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, MARCH 2, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

The meeting started at 7 p.m.

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

Commissioners Absent: C. Kelly

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

Chairperson Andres introduced the Commission and the Staff present.

He noted there is no Public Hearing Notice to read into the record since the Public Hearing for 16 Business Park Drive was opened at the 2/16/17 meeting.

Chairperson Andres then reviewed the Public Hearing procedures.

PUBLIC HEARINGS:

1. Justin Gargano, CEO
Thimble Island Brewery-Applicant
Charles E. Weber, Jr. (managing member),
16 Business Park LLC. - Owner
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 to 3/2/17

Justin Gargano (Applicant) briefly reviewed the application. He noted the tasting room is expanding. They are proposing to use 2100 sq. feet from the warehouse area for the tasting room expansion. He also explained they have an agreement with 14 Business Park Drive to use their parking lot for the extra parking spaces needed as a result of this expansion.

M. Palluzzi arrived at 7:09 p.m.

H. Smith reviewed the Staff Report. He said nine additional parking spaces would be needed to support the expansion. Since no room was available onsite the applicant was exploring using off-site spaces. He had an aerial photo of the site on which he highlighted possible off-site parking. H. Smith said the applicant would need to submit a formal irrevocable parking agreement signed by the property owner of any offsite parking proposed. He recommended the applicant grant the Commission a time extension while the agreement is being sought by Thimble Island Brewery.

The Commission had a brief discussion.

Chairperson Andres noted the Public Hearing will be continued to the February 16 th Planning & Zoning Meeting.

MINUTES: 02-16-17

J. Chadwick made a motion to approve the February 16, 2017 meeting minutes as written. J. Lust seconded the motion which passed unanimously.

CORRESPONDENCE:

1. Correspondence from the CT. Siting Council regarding an approval for tower sharing of additional equipment at an existing facility at 50 Maple Street.

H. Smith noted this is a change to an array at the facilities at 50 Maple Street.

OLD BUSINESS:

1. Solar City Corp. (c/o Robinson & Cole LLP.
Attorney Kenneth Baldwin)-Applicant
Town of Branford-Owner
100 Tabor Drive
Special Exception & CAM – for Solar-based electrical generating
Facility to provide power to Town of Branford facilities
Application #16-10.1
A/R 10/6/16, PH opened 11/17/16, Time Extension
granted for continuing PH thru 2/16/17, PH closed 2/16/17

Chairperson Andres reviewed this application for the Commission.

H. Smith highlighted the revised resolution.

J. Chadwick made a motion to adopt the Resolution as the decision of the Commission.
F. Russo seconded the motion which passed unanimously 5-0.

2. Matthew Ginty, BNY Mellon N.A., Trustee
Clarence D. Fleming Jr.-Charitable Remainder Unitrust-
Applicant
Town of Branford (James B. Cosgrove)-Owner
2 Halstead Lane
Coastal Site Plan
Application #16-11.3
A/R on 11/17/16, Tabled from 2/16/17, Time extension granted
to 2/16/17.
WITHDRAWN

3. JF Branford Properties, LLC-Applicant & Owner
880 West Main Street
Special Exception Modification- Restaurant w/drive thru-(Burger King)
Application #16-12.8
A/R 1/5/17, Public Hearing waiver granted, Tabled from 2/16/17.

R. Stoecker noted this item is tabled because the applicant is obtaining a survey. H. Smith said a time extension should be obtained as well.

The Commission discussed this briefly.

H. Smith said the applicant could resubmit the application and the non-state application fees would be waived.

J. Vauiso made a motion to deny the application because it is incomplete and the applicant can resubmit a new application with no fee. J. Lust seconded the motion which passed unanimously.

4. 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
5. 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

NEW BUSINESS:

1. TPSC LLC.- Applicant & Owner
240 North Main Street
Site Plan- Covered Deck & Proposed Addition
Application #17-2.3
To be A/R

R. Stoecker stated the applicant is requesting a waiver of the site plan requirement. He reviewed the application for the Commission.

H. Smith reviewed the site plan requirements.
The Commission discussed it.

J. Lust made a motion to waive the formal site plan requirement. J. Chadwick seconded the motion which passed unanimously.

Chairperson Andres noted this item is Tabled until the 3/16/17 meeting.

2. 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
To be A/R

H. Smith briefly highlighted the application for the Commission. He recommended a Public Hearing date of 4/6/17.

The Commission A/R and set a Public Hearing for 4/6/17.

3. Peter A. Griswold-Applicant & Owner
Little Curtis Island
Coastal Site Plan
Application #17-2.5
To be A/R

The Commission A/R and tabled to the 4/6/17 meeting.

4. Branford Yacht Club-Applicant & Owner
39 Goodsell Point Road
Coastal Site Plan
Application #17-2.6
To be A/R

H. Smith noted this application is before the Zoning Board of Appeals now.

The Commission A/R and tabled to the 4/6/17 meeting.

5. Proletar Balliu- Applicant
Terry Brettman- Owner
684 East Main Street
Special Exception- General Business Office
Application #17-2.7
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for the 4/6/17 meeting.

6. Matthew Cassella- Applicant
Larysa Cassella- Owner
11 Prospect Hill Road
Coastal Site Plan
Application #17-2.8
To be A/R

The Commission A/R and Tabled this to the 4/6/17 meeting.

OTHER BUSINESS:

1. Cash Bond adjustment for 135,141, & 145 Cherry Hill Road to add nine property markers.

H. Smith explained that there already was a bond for the three lots; however it didn't include the cost of the lot boundary markers. The amount for this that needs to be added to the previous bond is \$1,350.00.

J. Lust made a motion to increase the bond by \$1,350.00. J. Vaiuso seconded the motion which passed unanimously.

2. Planner's Report

H. Smith stated that Marci Palluzzi and Joe Chadwick were part of the selection committee that interviewed consultant candidates for the POCD and the TOD study last week. The committee has selected Planimetrics from Avon for the POCD study. They felt they were the best qualified candidates. He wanted to keep the Commission up to date on the progression of the studies.

H. Smith then noted the committee chose EFJ, a firm based in New York for the TOD Study. Marci and Joe both commented on the chosen candidates and their positive qualities.

Motion to adjourn at 8:14 p.m.