



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY MARCH 3, 2022 REGULAR MEETING 7:00 P.M.

This meeting was held remotely, via ZOOM.

Commissioners Present: C. Andres, M. Palluzzi, F. Russo, J. Chadwick, J. Vaiuso, M. Liguori,
S. Huttner
Commissioners Absent: P. Higgins
Staff Present: H. Smith-Town Planner, E. Breining-Asst. Town Planner, M. Martin-Clerk

Chairperson Andres introduced the Commission and Staff present.
M. Palluzzi read the public hearing notice into the record.
Chairman Andres reviewed the public hearing procedures.
E. Breining reviewed the zoom procedures to participate in the public hearing.

PUBLIC HEARINGS:

1. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy
& 49 Commercial Pkwy
Special Exception- Grading (Section 6.8)
Application #21-11.9
A/R 11/18/21 & PH opened 2/17/22 & continued to 3/3/22
2. FSI Acquisitions LLC c/o John Knuff-Applicant
Hamilton Branford LLC-owner of 81-111 Commercial Pkwy
49 Commercial Pkwy LLC-owner of 49 Commercial Pkwy, 81-111 Commercial Pkwy
& 49 Commercial Pkwy
Special Exception- Warehouse Distribution, E-commerce &
Fulfillment Centers
Application #21-11.10
A/R 11/18/21 & PH opened 2/17/21 & continued to 3/3/22

Public hearing number one and two were discussed together.
Attorney John Knuff (representing the applicant) noted that many questions were raised at the last meeting and they will address some of them at this meeting.

Eric Daniel (Amazon) spoke of solar panels on the building and noted that Amazon's goal is to use 100%renewable energy by the year 2025.

Corey Nardone (Senior Project Architect, BL Companies) discussed the sustainable building design features.

Dennis Goderre reviewed the site and landscaping revisions.

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Rob Baltramaitis- spoke regarding the traffic information that was discussed at the last meeting.

Attorney John Knuff responded to Margaret Wheelers letter containing several questions.

H. Smith talked briefly of landscaping and lighting issues.

Steve Ullman-(Benesch) spoke of the proposed right lane and referred to a site plan.

The Commissioners had a brief discussion.

PUBLIC INPUT:

1. Maggie Wheeler- She noted that Branford is a shoreline destination. At the February 17 meeting a lot of questions were presented and not answered at this meeting. She reviewed the questions that were not addressed. She spoke of environmental concerns, climate change, traffic and others.
2. Doug Hanlon-(President of Short Beach Civic Association)-He was concerned about a lot of traffic coming thru Short Beach. He asked if there could be conditions put in place to protect Short Beach if there are any changes in the future (Tweed Airport). If so, he asked the Commission for assistance in this matter.
3. Kate Galambos-She displayed a traffic table and reviewed the numbers. She was confused. The number didn't seem to match. She also reviewed the lighting table and asked if lighting was needed under the canopy when the vans are not being loaded for deliveries.
4. Daniel Rabin- He said he appreciated the Amazon team filling in some of the blanks from the last meeting but he had a question. He asked the Amazon team why conventional fossil fuel heating systems are going into the building rather than efficient heat pumps.
5. Maggie Wheeler- She thanked Kate Galambos for her discussion relating to the traffic numbers and noted she is overwhelmed by the numbers.

Attorney John Knuff requested that the Public Hearing for these two items remain open.

The commission took a 10 minute break at 9:28 pm.

3. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD/Master Plan-Multi-Family Residential Development
Application #21-11.4
A/R 11/18/21 & PH opened 1/20/22 & continued to 3/17/22
4. 61 Burban Associates LLC, c/o Joseph lamunno (Manager)-
Applicant & Owner
61 Burban Drive
PDD Site Plan/Cam – Multi-Family Residential Development
Application #21-11.5
A/R 11/18/21 & PH opened 1/20/22& continued to 3/17/22

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5. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Service
Application #22-1.6
A/R 2/3/22 & PH set for 3/3/22

6. David Silbekleit-Applicant
Tin Can LLC- Owner
59 North Harbor Street
Special Exception- Motor Vehicle Sales
Application #22-1.7
A/R 2/3/22 & PH set for 3/3/22

H. Smith noted that Application # 22-1.6 and Application #22-1.7 need to be reviewed by the Town Center Revitalization Review Board so he recommended the Public Hearings be opened and continued to the next meeting on March 17.

7. Jeffrey & Karen Leibowitz-Applicants & Owners
98-102 Seaview Avenue
Special Exception & Coastal Site Plan-Single Family House
Application #22-2.1
A/R 2/3/22 & PH set for 3/3/22

John Schmitz (BL Companies) and Joe Sepot (Architect) were present. J. Schmitz displayed the site plan explaining the proposal is to raise the existing house to bring it above the base flood elevation and move it ten feet to the left to bring it into the setback.

Joe Sepot displayed the architectural drawing.

E. Breining reviewed the Staff Report.

PUBLIC INPUT:

1. Barbara Griffin- She asked how high they are raising the house. J. Sepot replied 4 ½ feet.

Chairperson Andres closed the public hearing.

8. William & Kimberlee Quinlan-Applicants & Owners
27 Halls Point Road
Special Exception-Home Office
Application #22-2.2
A/R 2/3/22 & PH set for 3/3/22

J. Pretti (Criscuolo Engineering) represented the applicant explaining this application is for a home office. He reviewed the site plan.

E. Breining reviewed the staff report.

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PUBLIC INPUT:

No one spoke.

Chairperson Andres closed the Public Hearing.

9. RHC Associates-Applicant & Owner
424-436 West Main Street
Special Exception Modification-Restaurant
Application #22-2.3
A/R 2/17/22 & PH set for 3/3/22

Geoff Fitzgerald & Kelly Bohnenberger (Bohler) spoke and explained this application proposes to change the drive thru at McDonalds to side by side lanes. They displayed a site plan.

The commission asked a few questions and E. Breining reviewed the staff report.

PUBLIC INPUT:

No one spoke.

Chairperson Andres suggested the commissioner's drive by the site to get a better idea of the proposal.

The item was continued to the next meeting on 3-17-22.

MINUTES: 2/17/22

- F. Russo made a motion to approve the meeting minutes as written.**
- J. Chadwick seconded the motion which passed unanimously.**

CORRESPONDENCE:

150 North Main Street Cell tower equipment update.

OLD BUSINESS:

1. FSI Acquisitions LLC c/o John Knuff-Applicant
Zoning Regulation Amendment
Amend 6.6E to add BL-HR (BL- Hybrid Rear) zone to table
Application #21-11.8
A/R 11/18/21 & PH opened & closed 2/17/22, tabled to 3/3/22

H. Smith briefly reviewed the application explaining this was a previous oversight. This application amends Section 6.6E to add BL-HR (BL- Hybrid Rear) to the zoning table governing "Signs allowed in Business Zones".

J. Chadwick made a motion to approve the application effective March 24, 2022 with the finding that the Plan of Conservation and Development has been considered and the Zoning Regulations Amendment proposed is in accordance with the Comprehensive Plan and is consistent with the goals and policies of the Coastal Management Act.

J. Vaiuso seconded the motion which passed unanimously.

The Commission then went back to the Public Hearings.

RETURN TO TABLE:

1. Jeffrey & Karen Leibowitz-Applicants & Owners
98-102 Seaview Avenue
Special Exception & Coastal Site Plan-Single Family House
Application #22-2.1
A/R 2/3/22 & PH set for 3/3/22

J. Chadwick made a motion to approve the application with the Findings and Conditions 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 erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
- 2) The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.
- 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 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.

- 4) Prior to the issuance of a Zoning Permit or the zoning authorization of the issuance of a Building Permit the following shall be addressed to the satisfaction of the Town Planner or his designee:
 - a. Flood Boundaries shall be clearly indicated on all site plans.
 - b. All existing structures proposed to be removed shall be clearly indicated on all site plans.
 - c. All existing structures proposed to remain shall be clearly indicated on all site plans.
 - d. All additional notes added to the revised plan that are imposed over existing language shall be removed.

F. Russo seconded the motion which passed unanimously.

2. William & Kimberlee Quinlan-Applicants & Owners
27 Halls Point Road
Special Exception-Home Office
Application #22-2.2
A/R 2/3/22 & PH set for 3/3/22

J. Vaiuso made a motion approve the application with the Findings & Conditions below:

FINDINGS:

- 1) Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria per section 9.8 of the zoning regulations.

CONDITIONS:

- 1) Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project, if it is deemed necessary.
- 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 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.

J. Chadwick seconded the motion which passed unanimously.

OLD BUSINESS: (CONTINUED)

1. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD/Master Plan –Mixed Use Development
Application #21-12.5
A/R 12/9/21 & PH closed 2/3/22 and tabled to 3/3/22

H. Smith reviewed the draft Resolution and then discussed the number of units that will be considered affordable housing units (3). The commission Discussed this and agreed upon three units designated as affordable. H. Smith noted that the effective date of the Resolution will be March 24, 2022.

F. Russo made a motion to adopt the Resolution below with the effective date of March 24, 2022 and the addition of three (3) affordable units.

RESOLUTION
#383 East Main Street
Planned Development District (PDD) PETITION &
MASTER PLAN MODIFICATION APPLICATION # 21-12.5

WHEREAS, on December 6, 2021 Metro 383 LLC (the “Applicant”) submitted an application with respect to property known as 383 East Main Street to modify an existing Planned Development District (a “PDD”, a. k. a. “Metro PDD”) and Master Plan approval (the “Application”) pursuant to Section 5.4 and 9.10 of the Branford Zoning Regulations for establishment of a PDD at #'s 367, 373-375 and 377 East Main Street (all currently understood to be owned by Metro 375 LLC); and

WHEREAS, the Application was received by the Town of Branford Planning and Zoning Commission (“Commission”) for review on December 9, 2021; and

WHEREAS, the development will consist of one (1) buildings, with 44 additional residential dwelling units to be accessed through the driveway network and access locations along East Main Street (U.S. Route 1); and

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WHEREAS, a public hearing on the Application, after due notice, was held on February 3, 2022 at which public hearing testimony was heard and exhibits were received by the Commission (the “Public Hearing”); and

WHEREAS, in accordance with the requirements of Section 9.10.F.5 of the Zoning Regulations, the Commission requested statements from the Town Sanitarian, the Police Commission, the Fire Marshal, and the Town Engineer regarding the Application; and

WHEREAS, the Application included an offer (Affordable Housing Offer) to dedicate three of the proposed dwelling units via the mechanisms or legal instruments required by C. G. S. Section 8-30g (k) (3) to allow the Affordable Units to be credited towards the dwelling units eligible to be counted towards the ten percent (10%) threshold set in the above referenced C. G. S. Section that determines the applicability of the affordable housing appeals procedure specified in C. G. S. Section 8-30g; and

WHEREAS, #383 East Main Street is under separate ownership from the properties constituting the original PDD - #'s 367, 373-375 and 377 East Main Street –(“Existing PDD Properties”); and

WHEREAS, the proposed development relies upon the existing PDD for access, storm water management, and utility connections; and

WHEREAS, the Commission deliberated on the Application as amended by revised civil engineering plans, associated documents submitted through the close of the Public Hearing and other representations made by the Applicants at the Public Hearing (the “Amended Application”); and

WHEREAS, in its deliberations on the Amended Application, the Commission considered the public testimony and exhibits received at the Public Hearing, their knowledge of the Site and gave due consideration to all of the factors required to be considered under Title 8 of the Connecticut General Statutes, the Zoning Regulations, the Comprehensive Plan, and the 2019 Town of Branford Plan of Conservation and Development (“POCD”); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Commission finds, as conditioned below, that the proposed modification to the previously approved PDD and Master Plan as set forth in the Amended Application is consistent with and conforms to Section 5.4.A of the Regulations, Section 9.10.F of the Regulations, the Comprehensive Plan, and that the POCD has been considered in the decision made on this application;

AND, BE IT FURTHER RESOLVED THAT, the Commission finds, in accordance with Section 9.10.F of the Regulations, that:

- (1) Another existing zoning district could not be appropriately established to accomplish such purposes;
- (2) The petitioner has provided, where appropriate, for the continued maintenance of the development in general, including those open space and recreational areas not dedicated for general public use;

- (3) The streets and drives will be suitable and adequate to accommodate anticipated traffic and projected development intensity will not generate traffic in such amounts as to overload the street system in the area;
- (4) The existing and proposed utility services are adequate for the proposed development and the utilities and drainage have been so arranged as to not overburden the capacity of the facilities connected therewith;

AND, BE IT FURTHER RESOLVED THAT, the Commission hereby approves and adopts the Amended Application to establish the PDD as proposed except as modified below and to approve the most recently submitted plans as the Master Plan for this PDD pursuant to the Zoning Regulations, subject to the following conditions:

1. The Affordable Housing Offer is amended (“Amended Affordable Housing Offer”) to include the dedication of three units (“Affordable Units”) and may be further modified and clarified as part of the review and any approval of the associated Site Plan application (#20-8.10) which may include requirements necessary for the implementation of the Affordable Housing Offer via the mechanisms or legal instruments required by C. G. S. Section 8-30g(k)(3) to allow the Affordable Units to be credited towards the dwelling units eligible to be counted towards the ten percent (10%) threshold set in the above referenced C. G. S. Section that determines the applicability of the affordable housing appeals procedure specified in C. G. S. Section 8-30g;
2. The Commission may require, as a requirement of any Site Plan approval granted under this modified PDD, the Applicant to obtain an easement (and/or other legal instruments acceptable to the Town Counsel), of form and content acceptable to the Town Planner and the Town Counsel, to provide for the development shown on the Master Plan the following:
 - a. vehicular access through the Existing PDD Properties, and
 - b. right to drain onto the Existing PDD Properties, and
 - c. necessary utility connections,

or submit evidence of the legal merger of the all of the properties within the PDD to the satisfaction of Town Counsel;

3. The use of a Rock Crusher is prohibited on the property of # 383 East Main Street without the approval of the Planning and Zoning Commission per Section 6.8.G and the Planning and Zoning Commission may include a condition regarding this in any subsequent Planned Development District Site Plan approval;
4. Exhibit A shall be revised to indicate the approved density of 24 dwelling units per acre of lot area rather than the Lot Area per Unit standards which shall be deleted;
5. No other changes to the Standards established in the 2020 approval are approved;
6. Any extension of the driveway network including the proposal for any changes in the access locations onto East Main Street/Route 1 including any proposals for additional access locations shall require the approval of such changes as a modification to the

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PDD/Master Plan Approval following the process required to approve a Zoning Map Amendment per Section 9.10;

AND, BE IT FURTHER RESOLVED THAT, this Resolution and the approvals and adoptions set forth herein shall be stated upon the record of the Commission and have an effective date of March 24, 2022.

Moved by: F. Russo

Vote for the Resolution: J. Chadwick, M. Palluzzi, J. Vaiuso, C. Andres

Vote against the Resolution: No one

2. 383 Metro LLC, c/o Robert Smith- Applicant & Owner
383 East Main Street
Special Exception- Grading (Section 6.8)
Application #21-12.6
A/R 12/9/21 & PH closed 2/3/22 and tabled to 3/3/22

3. 375 Metro LLC & 383 Metro LLC, c/o Robert Smith- Applicant & Owner
367,373-375 & 377,383 East Main Street
PDD Site Plan Modification- Mixed Use Development
Application #21-12.7
A/R 12/9/21 and tabled to 3/3/22

Application #21-12.6 and #21-12.7 were discussed together.

H. Smith verified that the last revised plan set is the one we received on 2/21/22 via email from David Sacco.

David Sacco then displayed plans and reviewed the revisions made.

H. Smith reviewed the staff memo dated 2/25/22.

J. Chadwick made a motion to approve Applications #21-12.6 and #21-12.7 with the Findings and Conditions below:

FINDINGS:

1. The Commission finds that the proposed landscaping constitutes excellence in landscape design per Section 6.3.L of the Zoning Regulations and approves the request for a modification to the requirements of Section 6.3.K.2 for the development at #383 East Main Street to allow the use of "tree" staples in lieu of the otherwise required stakes and eliminate the requirement for landscaping at the top and bottom of the proposed retaining wall adjacent to the north west corner of Building F.
2. The Commission finds that the Amended Application, subject to compliance with and fulfillment of required modifications enumerated below, is conformance with the

requirements of the Approved Planned Development District and Master Plan and the Zoning Regulations.

CONDITIONS:

1. All construction shall substantially conform to the revised version of the submitted Plans and Application Documents received thru 2/22/22 except as they may be modified to comply with requirements of this approval or be further modified by the Planning and Zoning Commission ("Approved Plans"). The plans submitted through the close of the Public Hearing for the Section 6.8 Special Exception may be modified to match those received through 2/22/22 in addition to any changes required to address the conditions of this approval.
2. Conditions 8-10, 12-17 of the 2020 approval of Applications #20-8.10 & #20-10.1 shall also apply to the expanded development and construction proposed for the property at #383 East Main Street. Condition 11 shall also apply to the expanded development and construction proposed for the property at #383 East Main Street with the addition of the following provisions:
 - a. Three (3) of the proposed dwelling units ("Affordable Units") to be contained in Building F shall be dedicated via all mechanisms or legal instruments required by C. G. S. Section 8-30g (k) (3) to allow the Affordable Units to be credited towards the dwelling units eligible to be counted towards the ten percent (10%) threshold set in the above referenced C. G. S. Section that determines the applicability of the affordable housing appeals procedure specified in C. G. S. Section 8-30g.
 - b. The Applicant shall establish an easement (and/or other legal instruments acceptable to the Town Counsel) between the legal entity owning 383 East Main Street and the legal entity owning the remainder of the properties constituting the existing PDD, of form and content acceptable to the Town Planner and the Town Counsel, to provide for the development shown on the Master Plan the following:
 - i. vehicular access through the Existing PDD Properties, and
 - ii. right to drain onto the Existing PDD Properties, and
 - iii. necessary utility connections,or submit evidence of the legal merger of the all of the properties within the PDD including # 383 East Main Street to the satisfaction of the Town Counsel.
3. Prior to any construction activity on #383 East Main Street evidence shall be submitted to the satisfaction of the Zoning Enforcement Officer that the following has been satisfactorily addressed/established:
 - a. Soil and erosion controls installed as shown on Sheet 4 and 4a.
 - b. A pre-construction meeting including the Zoning Enforcement Officer, applicant's construction supervisor, applicant's Licensed Connecticut Arborist and applicant's Connecticut licensed Professional Engineer which meeting may be held jointly with any such similar meeting required by the associated IWWA Approval/Permit.
 - c. Installation of construction fencing along the approximate limits of tree clearing line as these limits are indicated on Sheet 3, 4, and 4a

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- d. Submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford pursuant to Section 6.8.F.1 of form, content, and amount as determined by the Zoning Enforcement Officer as she may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond and it need not cover items already covered by any similar financial guarantee if required by the Inland Wetlands and Watercourses Agency.
4. To comply with Section 6.8, the Applicant shall submit the following for the review and approval of the Zoning Enforcement Officer, as she may be advised by the Fire Marshal, prior to beginning any work on # 383 East Main Street requiring a Blasting Permit:
 - a. Documentation that an offer of a pre-blast survey was made to owners of all structures any part of which is within 250 feet of the boundary of the properties.

All blasting shall comply with any Blasting Permit issued as well as the submitted Blasting Plan and be limited to Monday through Friday 9:00 am to 5:00 pm.

5. Prior to the issuance of a Zoning Permit or Zoning Authorization for the issuance of a Building Permit for improvements to this property, the Site Plan and submitted application materials shall be modified to address the following to the satisfaction of the Zoning Enforcement Officer or specific Town staff member so indicated below:
 - a. The opinion of a State of Connecticut licensed arborist regarding the sufficiency of the tree protection measures proposed and their augmentation through the implementation of any measures recommended in the opinion (i.e. addition to the approved plans and placement in the site of any physical measures called for).
 - b. The construction of a sidewalk along the entire East Main Street (Route 1) frontage of # 383 East Main Street, with exact details to be coordinated with the CTDOT. These details will particularly include any necessary rock removal and accommodation of any existing traffic control boxes, etc. as well as incorporating provisions for access (drop down ramp, etc.) to a possible crosswalk to the northwest corner of the East Main Street (Route 1)/No. Branford Road (Route 139) intersection if deemed allowable by the CT DOT.
 - c. Landscaping, similar to that included on new Sheet 7A for the other transformers, shall be proposed and added to all relevant plan sheets for the transformer and splice box proposed beyond the southwest corner of the clubhouse to screen the transformer and splice box to the extent commensurate with Eversource requirements to the satisfaction of the Town Planner or his designee. All transformers not shown on the 2020 approved plans shall be indicated as new features on the relevant plan sheets (bolded and not in shadow font).
 - d. Reconfiguration of the proposed mailbox location shall be considered to allow the inclusion of a pull-off parking/standing space or two in front of the mailbox. Any changes to the plan set to address a proposed reconfiguration to address the above may be proposed and approved (by the Town Planner or his designee) as part of the submittal of revised plans to address the Conditions of this approval and shall not require a separate Site Plan Modification.

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6. The on-site use of fixed machinery or rock crushing equipment at #383 East Main Street for the processing of excavated or blasted rock or earth material (or other earth material brought into the site) is prohibited without the further approval of the Commission pursuant to Section 6.8.G.

4. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owner of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception- Grading (Section 6.8)
Application #22-1.4
A/R 1/20/22 & PH set for 4/7/22

5. Montowese Building Group, LLC-Applicant
John & Anne Hines-Owners of 14 Buckley Road
Branford Building Supplies Inc.-Owners of 0 & 16 Buckley Road
14, 16 & 0 Buckley Road
Special Exception/CAM-Open Space Residential Development (OSRD)
Application #22-1.5
A/R 1/20/22 & PH set for 4/7/22

NEW BUSINESS:

1. Nitenday Associates, LLC c/o Ken Ginsberg-
Applicant & Owner - 221 West Main St. (Unit 7)
Special Exception- Indoor Recreation
Application #22-2.4
To be A/R & PH to be set

Staff will set the public hearing

2. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan
Application #22-2.5
To be A/R

3. Stephen & Rita Prota-Applicants & Owners
36 Greenfield Avenue
Special Exception- Attached two car Garage
Application #22-3.1
To be A/R & PH to be set

Staff will set the public hearing

4. Claudia V. Sepot-Applicant & Owner
33 Island View Avenue
Coastal Site Plan-Single family home
Application #22-3.2
To be A/R

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5. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
To be A/R & PH to be set

Staff will set the public hearing

OTHER BUSINESS:

1. Receipt of draft *Affordable Housing Plan* from the Affordable Housing Plan Steering Committee, planning staff and planning consultant – Discussion regarding next steps.

H. Smith noted that the consultant, Glenn Chadler worked with the Affordable Housing Steering Committee and he displayed a list of the members. The plan must be in place by June 1, 2022.

There will be a Special Meeting on March 24, 2022 via zoom to discuss this.

2. Bond Establishment for 69 Todd's Hill Road

F. Russo made a motion to establish the bond for \$3,980.00.
J. Chadwick seconded the motion which passed unanimously.

3. Bond Release for 14 Lomartra Lane (lot 1)

J. Chadwick made a motion to release the bond of \$4,000.
J. Vaiuso seconded the motion which passed unanimously.

4. Bond Establishment for 31 Lomartra Lane (lot 17) for landscaping & driveway.

J. Chadwick made a motion to establish the bond for \$4,000.
M. Palluzzi seconded the motion which passed unanimously.

5. Review of Annual Report- Fiscal Year 2020-2021
H. Smith deferred this .It needs to be finalized.

6. Planner's Report

H. Smith briefly discussed the option of holding in person meetings again at the Fire Headquarters. The Commission gave their thoughts and the general feeling was that they would like to start in person meetings as of the April 7, 2022 meeting.

The meeting adjourned at 11:30 pm.

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