



PLANNING AND ZONING COMMISSION

1019 Main Street, PO Box 150, Branford, CT 06405
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

MINUTES- 2nd Revision PLANNING & ZONING COMMISSION THURSDAY MARCH 4, 2021 REGULAR MEETING 7:00 P.M.

To Be Held by remote technology as authorized by Executive Orders 7B and 7I.

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

Commissioners Absent: J. Lust

Staff Present: H. Smith- Town Planner, E. Breining-Asst Town Planner, M. Martin-Clerk

Chairperson Andres introduced the Commission and staff.

He noted there is no legal notice to read this meeting since the public hearings were opened previously.

Chairperson Andres reviewed the public hearing procedures.

H. Smith reviewed the zoom meeting procedures.

PUBLIC HEARINGS:

1. John Petrofsky-Applicant
Virginia C. Borgia-Owner
8 Sawmill Road
Special Exception-for Grading (Section 6.8)
Application #20-12.2
A/R 12/10/20, PH opened 1/28/21, continued from 2/18/21

Chairperson Andres reminded the commission that this public hearing was opened at the previous meeting and one of the neighbors had some issues regarding flooding.

Chuck Mandel (Agent for Applicant) spoke briefly next noting he went to the site with Public Works and the debris in the channel was removed. He said the neighbor with the water issues hired his own engineer who was also present at the meeting. He also noted that they received approval from the Inland Wetlands Commission.

PUBLIC INPUT:

1. Robert Spisto-(neighbor)-He said he was aware that Public Works had come out to the site but there is still debris in the pipe. He noted his engineer was also present at the meeting. He then asked how many bedrooms are planned for the proposed house.
2. Kevin White-(Engineer for Mr. Spisto) He said he reviewed the plans and asked a few questions. He asked if the Town Engineer (Branford) submitted a report and if so, he would like to review it and meet with him. He asked if this item could be tabled until the next Planning & Zoning meeting so he could meet with Town Engineer.

Chairperson Andres said this item is Tabled to the 3/18/21 meeting.

2. Edward & Nancy Carroll-Applicant & Owner
18 Sunrise Cove Camp
Special Exception & Coastal Site Plan- Demo & Rebuild Single Family House
Application #21-1.2
A/R 1/28/21 & PH opened 2/18/21, continued from 2/18/21

Todd Anderson (Anderson Engineering & Surveyors) represented the Applicant and reviewed the project explaining the applicants want to tear down the existing cottage and rebuild a new FEMA compliant one. He noted they received the necessary variances. He then addressed some of the staff comments mentioned in the staff report.

H. Smith briefly reviewed the staff report.

PUBLIC INPUT: No one spoke.

3. 56 Stony Creek Rd. Inc./o Leigh Small-Applicant
Farids Stony Creek LLC c/o Tariq Farid-Owner
56 Stony Creek Road
Special Exception- Grading (Section 6.8)
Application #21-1.5
A/R 1/28/21 & PH opened 2/18/21 & continued from 2/18/21

H. Smith said an additional application for this project is needed (a modification of their prior approval) and suggested this item be Tabled to the 3/18/21 meeting.

MINUTES: 2/18/21

J. Chadwick made a motion to approve the 2/18/21 meeting minutes as written.
M. Palluzzi seconded the motion which passed unanimously.

CORRESPONDENCE:

1. H. Smith said he was in receipt of a letter from D. Rabin (Clean Energy Committee) saying They would like to discuss possible changes to the Zoning Regulations and or Town Ordinances. H. Smith stated he received this letter late the day before the meeting and will discuss this further with him and will be discussed at a future meeting with Planning & Zoning.

2. H. Smith stated he received a letter from Perry Maresca (Chairman of the Economic Development Commission which he emailed to the Commission about a week prior. He then displayed it on the screen and read it aloud.

Perry Maresca (Chairman of EDC) spoke next saying the EDC discussed this at their October 2020 meeting and he drafted the letter but knew a lot of projects were coming before the Planning & Zoning Commission and he hopes that the Commission will have a bit more time to discuss this issue now. He stated that exit 56 coming from Guilford and north is the first exit people use to get off in Branford and the first thing they see is an overgrown wasteland. He noted there are five on and off entrances there and it seems conducive to some other uses rather than what is now there (Industrial use). The Economic Development Commission felt it was in the best interest of the town if the Planning & Zoning Commission looked at this and

treated it at the very least the same as the other exits that were either zoned for retail or (as he commented at some of the Plan of Conservation & Development meetings) some of the areas by the exits are not as conducive to other uses such as a bank or some form of retail or consumer oriented as opposed to Exit 53 where it's not as conducive to that and there is already a lot of congestion there and to add more stores to that area does not seem as beneficial to the town. He said hopefully, the Planning & Zoning Commission will see the EDC point and so something that will benefit the town.

The Commission discussed this briefly and the consensus was this item will be discussed further at the next Planning & Zoning meeting.

RETURN TO TABLE:

1. Edward & Nancy Carroll-Applicant & Owner
18 Sunrise Cove Camp
Special Exception & Coastal Site Plan- Demo & Rebuild Single Family House
Application #21-1.2
A/R 1/28/21 & PH opened 2/18/21, continued from 2/18/21

M. Palluzzi made a motion to approve the application with the Findings and Conditions below:

Findings:

1. The Coastal Site Plan is consistent with the goals and the policies of the Coastal Area Management Act and incorporates conditions and modifications necessary to mitigate adverse impacts on coastal resources and any future water dependent activities.
2. 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 Sections 6.8 and 9.8

Conditions:

1. All site activities shall be performed in accordance with the requirements set forth by Section 6.8F subsections 1-13 inclusive of the Town of Branford Zoning Regulations.
2. Prior to the issuance of a zoning permit, the applicant shall demonstrate compliance with Chapter 161 (Flood) of the Town of Branford's Code of Ordinances to the satisfaction of the Town Engineer.
3. In accordance with Section 6.8M, a final as built plan shall be submitted to the Town Engineer for approval.
4. Prior to the commencement of framing, as "as-built" plan of the foundation shall be provided to Town staff.
5. Prior to the start of construction or any earth disturbing activity, erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.

J. Chadwick seconded the motion which passed unanimously.

OLD BUSINESS:

1. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Road
PDD Master Plan- Mixed Use (Marina & Residential)
Application #20-10.4
A/R 10/15/20, PH closed 2/18/21 & Tabled

H. Smith noted that P. Higgins and M. Liguori are seated for J. Vaiuso and J. Lust who recused themselves.

H. Smith then displayed the draft Resolution and reviewed it.

J. Chadwick made a motion to adopt the Resolution as amended to approve the PDD and Master Plan. (attached)

M. Palluzzi seconded the motion which passed unanimously.

2. Stony Creek Estates, LLC-Applicant & Owner
47 Gould Lane
Special Exception Modification-Residential Open Space Development-
Modification to restriction on development of 10, 12, & 14 Luisa Court
Application #20-11.3
A/R 11/5/20 & PH to be set by Staff and Chairperson, tabled from 2/18/21

Tabled to 3/18/21

3. Karen Yarasavage & Kevin Genda-Applicants & Owners
24 Wakefield Road
Special Exception & Coastal Site Plan-Grading (Section 6.8)
Application #21-2.1
To be A/R & PH to be set by Staff and Chairperson

The Commission A/R and set the Public Hearing for 3/18/21

4. Beacon Communities-Applicant
Branford Housing Authority-Owner
115 South Montowese Street (Parkside Village I)
Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use Appeals) - **Application #17-9.6**
Action to Modify decision as directed by the State of Connecticut Superior Court decision regarding *Housing Authority of the Town of Branford, et al. v. Town of Branford Planning and Zoning Commission (Docket nos. HHD-CV19-6115394-S and HHD-CV20-6122425-S)*
Tabled from 2/18/21

Tabled to 3/18/21

5. Premier Realty Holdings II, LLC c/o Robert Alvine-Applicant & Owner
132 Ivy Street
Special Exception- Vehicle Delivery Facility

Application #21-2.4

To be A/R & PH to be set by Staff & Chairperson

The Commission A/R and set the Public Hearing for 3/18/21

6. Jay Gauvin-Applicant & Owner
65 Dorchester Lane
Special Exception- Grading (Section 6.8) for New Home

Application #21-2.5

To be A/R & PH to be set by Staff & Chairperson

The Commission A/R and set the Public Hearing for 3/18/21

7. Emilie Penner Greene-Applicant
Scott Penner –Owner
1036-1040 Main Street
Special Exception- Restaurant /Café

Application #21-2.6

To be A/R & PH to be set by Staff & Chairperson

The Commission A/R and the PH to be set by Staff & Chairperson

NEW BUSINESS:

1. Ceres Farm, LLC c/o Caius Mergy-Applicant
LCM Properties, LLC c/o Joseph Mineri-Owner
101 & 115 North Branford Road
Special Exception- Brewery with Tasting Room
Application #21-2.7
A/R 2/18/21 & PH to be set

The PH is set for 3/18/21

2. Victor J. Cassella- Applicant
Marilyn Cassella, Trustee-Owner
23 Prospect Hill Rd.
Special Exception & CAM- Grading (Section 6.8) for a new home
Application #21-2.8
To be A/R & PH to be set

The Commission A/R and set the PH for 3/18/21

3. 48 Leetes Island Rd Petroleum LLC,
c/o Syed Sami-Applicant & Owner
42 Leetes Island Road
Special Exception- Site & design changes
Application #21-2.9
To be A/R & PH to be set

The Commission A/R and the PH to be set by Staff and Chairperson

4. Town of Branford, c/o James Cosgrove-Applicant & Owner

747-749 East Main Street
Site Plan-Addition to Cosgrove Animal Shelter
Application #21-2.11
To be A/R

The Commission A/R and Tabled to the 3/18/21 meeting.

5. Andrew Rainone-Applicant
KIOP Branford LLC, c/o Kimco Realty- Owner
1025-1091 West Main Street
Special Exception- Add a drive up ATM machine to existing bank
Application #21-3.1
To be A/R

The Commission A/R and the PH to be set by Staff and Chairperson.

H. Smith stated that two applications were received very recently and didn't make it on the agenda. One is for an accessory apartment and an oversized accessory structure at 46 Parish Farm Rd.

The second item is for an accessory apartment at 548-552 Leetes Island Road. They are automatically accepted for the record and the public hearing date will be set by Staff and the Chairperson after they are reviewed.

OTHER BUSINESS:

1. Establish Bond for 14 & 20 Lomartra Lane
F. Russo made a motion to establish a bond for 14 Lomartra Lane.
J. Chadwick seconded the motion which passed unanimously.

F. Russo made a motion to establish a bond for 20 Lomartra Lane.
J. Chadwick seconded the motion which passed unanimously.
2. Establish Bond for 8 Louis Drive
F. Russo made a motion to establish a bond for 8 Louis Drive.
J. Chadwick seconded the motion which passed unanimously.
3. Bond Release for 26 Summer Island Road
F. Russo made a motion to release the bond for 26 Summer Island Road.
J. Chadwick seconded the motion which passed unanimously.
4. Bond Release for 14 Old Hickory Road
F. Russo made a motion to release the bond for 14 Old Hickory Road.
J. Chadwick seconded the motion which passed unanimously.
5. Establish Bond for 148-172 Main Street- Tabled to the 3/18/21 meeting
6. Planner's Report

1. H. Smith reminded the commission that he mentioned at the last meeting that the Council Of Governments (COG) is considering formulating a regional version of the Affordable Housing Plan. H. Smith talked to someone at the Dept. of Housing to obtain an extension to the Housing Grant which is due to expire at the end of June. They told him an extension would

be possible. He noted that there is a set of proposals in house from the request that was sent out for proposals. He suggested that perhaps a few Commissioners could be part of a group that would select a consultant.

2. H. Smith said that the Chairperson had previously asked about pending legislation and he had a few items to mention.

Bill #6541- provides for better coordination between the Planning & Zoning and Inland Wetlands approvals.

Bill #970- provides for changes in state laws time frames for approvals. He noted back in 2011, a few years were added to approval times for certain applications. This new bill will provide an additional year for approvals that occurred after July 2011 but prior to the effective date of the bill.

Bill#6448- This is a large bill that has many changes regarding the way meetings are held now, it will provide for hybrid or remote meetings and changes to the procedures for posting legal notices, etc.

3. H. Smith explained that several years ago, the Planning & Zoning commission reviewed DMV Approval of Locations for car repair shops. Over the years, it was changed from Planning & Zoning review to the Zoning Board of Appeals reviewing them. This bill brings the Approval of Location review process back to the Planning & Zoning Commission. More information to come regarding this change.

E. Breining then spoke briefly of a proposed cannabis bill that will allow the sale of Marijuana for recreational purposed.

H. Smith noted there is a dispensary in Branford and there have been no issues with it that he's aware of.

The meeting adjourned at 9:09 p.m.



TOWN OF BRANFORD PLANNING AND ZONING COMMISSION

1019 Main Street, Branford, CT 06405 ☉ Tel: (203) 488 – 1255

RESOLUTION

#'s 61, 65-71, 67 & 73 Goodsell Point Road

**Planned Development District (PDD) ESTABLISHMENT PETITION &
MASTER PLAN APPROVAL APPLICATION # 20-10.4**

WHEREAS, on October 14, 2020 Goodsell Point LLC (the “Applicant”) submitted a Planned Development District (a “PDD”) and Master Plan Approval application (the “Application”) with respect to property known as 61, 65-71, 67 & 73 Goodsell Point Road (the “Properties”) pursuant to Section 5.4 and 9.10 of the Branford Zoning Regulations for establishment of a PDD; and

WHEREAS, the Application was received by the Town of Branford Planning and Zoning Commission (“Commission”) for review on October 15, 2020; and

WHEREAS, the mixed–use development will consist of fifteen (15) single family detached residences, a private community pool, a new service building for a pre-existing marina on the property to be renovated, and a new office/community building with lounge to serve both the marina and the residences as well as a small passive recreation area and dedicated parking to be open to the public; and

WHEREAS, the application includes a proposal to extend the town sewer line to the end of Goodsell Point Road, at the applicant’s expense, to provide service to the development proposed in this application that has received approval from the Town of Branford Water Pollution Control Authority (“WPCA), and

WHEREAS, a public hearing on the Application, after due notice, was opened on January 14, 2021, continued to January 28, 2021, and further continued to (and closed) February 18, 2021 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 was amended in a letter dated January 27, 2021 by the Applicant’s Attorney, Marjorie Shansky (“Applicant’s Attorney”) and through testimony presented by the applicant’s engineer, David Sullivan, P.E. to include the following:

- a modification to Section 6.12.C.3 of the Zoning Regulations to allow eight (8) driveways for 300 to 599 feet of street frontage instead of three (3),
- an offer (“Affordable Housing Offer”) to contribute \$1,000 for each of the fifteen (15) residential units proposed for this PDD (\$1,000 x15 units = \$15,000)

contribution to a Housing Trust Fund as a fee-in-lieu of dedicating any of the proposed dwelling units via the mechanisms or legal instruments required by C. G. S. Section 8-30g(k)(3) to allow such dedicated dwelling 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,

- a proposal to undertake certain traffic calming measures (such as the placement of "FOG" pavement markings to delineate travel lanes) on Stannard and to a limited degree on Goodsell Road; and

WHEREAS, as part of the initial application materials a list of "Uses Permitted in Marina Village PDD" was proposed by the Applicant's Attorney in a "Schedule A" included with a "Petition to Adopt Marina Village PDD" attached to a letter from the Applicant's Attorney dated October 14, 2020, and

WHEREAS, the fifteen (15) residential dwelling units proposed on the Master Plan for the 175,126 sq. ft. of lot area of the Properties in this application establishes a residential density of 11,675 sq. ft. per residential dwelling unit (or approximately 3.75 dwelling units per acre) for this PDD; and

WHEREAS, per Section 5.7 of the Zoning Regulations this proposed development could not be approved as an Incentive Housing Overlay District ("IHOD") since the existing Marina use could not be allowed in an IHOD, and

WHEREAS, the Commission deliberated on the Application as amended by the Affordable Housing Offer and other representations made by the Applicants at the Public Hearing as well as revised plans and other documents submitted through the close of 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 that, subject to compliance with and fulfillment of the conditions specified below, the proposed uses, residential density, and layout of the proposed development of this PDD as set forth in the Amended Application is consistent with the Comprehensive Plan and conforms to Sections 5.4.A and Section 9.10.F of the Zoning Regulations;

AND, BE IT FURTHER RESOLVED THAT, the Commission finds that:

- (1) With the inclusion of the Affordable Housing Offer, the Amended Application is found to be consistent with the POCD;

AND, BE IT FURTHER RESOLVED THAT, the Commission finds, in accordance with C.G.S. Section 22a-104(e), that the Amended Application is consistent with the coastal management policies and goals of C. G. S. Section 22a-92 subject to compliance with and fulfillment of the conditions specified below,

AND, BE IT FURTHER RESOLVED THAT, the Commission finds in accordance with Section 9.10.F of the Regulations and upon compliance with any relevant Conditions proposed below, that:

- (2) Another existing zoning district could not be appropriately established to accomplish such purposes;
- (3) 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;
- (4) 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;
- (5) 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 Commission may as a requirement of any Site Plan approval granted pursuant to this PDD, include a condition requiring the implementation of the Affordable Housing Offer as a payment of \$ 15,000 made to the Town of Branford to be reserved for allocation to a Housing Trust Fund for expenditure, only upon a vote by the Commission to approve such expenditure, for "constructing, rehabilitating or repairing housing affordable to persons and families of low and moderate income" as specified in C.G.S. Section 8-2i as a lump sum payment prior to the issuance of the a Certificate of Zoning Compliance or the zoning authorization of the issuance of the first Certificate of Occupancy.

2. As generally proposed by the Applicant, uses for this PDD shall only include the following as understood to be defined by their listing in Section 3.3.A or 4.8 of the Zoning Regulations and as may be defined in Section 2.2 of the Zoning Regulations:
 - a. By Site Plan approval:
 - i. Single-family development (as listed in Section 4.8.H (5)) with "Minor Home Business" as an allowed Accessory Use as defined in Section 3.10.B;
 - ii. Marinas, docks, wharfs, slip basins and landings for pleasure boats including the storage and servicing of pleasure boats and storage of kayaks; *"Lounge/Club Room/Bar - open to members/slip tenants (and their guests) of the marina and the residents of the development (and their guests)" as an allowed Accessory Use;*
 - iii. Repair and sale of pleasure boats and marina supplies, engines, supplies and provisions of pleasure boats to the extent this use has been historically present on the property.
3. The density level of residential development shall be no more than 3.75 dwelling units per acre with the total number of units limited to the rounded down whole number.
4. Per Section 5.4.C the residential development and the facilities for the marina shall be constructed simultaneously with any specific requirements to be included in the subsequent Site Plan approval with the specific timing to be determined by the Commission or designee.
5. The following changes to this PDD Modification/ Master Plan Amendment approval shall require the approval of an amendment to this PDD modification/Master Plan Amendment through the Zoning Map Amendment process pursuant to Section 5.4.C.3 (3):
 - a. Any change in the "Marina" use.
6. The Site Plan shall address the following comments of the Town Engineer:
 - a. Remove the indication any off-site guest parking within the Goodsell Point Road right-of-way and relocate onto the Properties;
 - b. Include additional detail regarding the extension of Goodsell Pont Road.
 - c. Additional details regarding the proposed sanitary sewer gravity main, force main, and pump station;
 - d. Provide information regarding water quality/quantity mitigation for the southern parking lot;
 - e. Provide a site operations plan and a flood evacuation plan for the properties, the seventy (70) parking spaces water ward of the Coastal

- Jurisdiction Line (CJL) which will see periodic tidal flooding, as well as all of the spaces in the lower parking area which are within the 100-year floodplain;
- f. Document the provision of dry access from the southern units to the central courtyard in case there is a need for emergency evacuation.
 - g. Propose appropriate restrictions on lower-level uses (parking, storage) for the southern units in order to meet the Town's floodplain ordinance.
7. A complete Site Plan application submitted pursuant to this PDD approval, shall include the following:
- a. All required design information (including but not limited to the items listed in Condition #6c above) to implement the WPCA approval of the sewer line extension to the satisfaction of the Town Engineer;
 - a. Scale information on the architectural drawings submitted;
 - b. Cost estimate of the public improvements and an operations and maintenance plan the applicant is proposing to fully address Section 9.10.F. (2) of the Zoning Regulations.
8. Unless determined by the Commission in whole or in part to be unnecessary, a complete Site Plan application submitted pursuant to this PDD approval, shall include the information required by Section 7.9.A.1.
9. Unless determined by the Commission in whole or in part to be unnecessary, a complete Site Plan application submitted pursuant to this PDD approval, shall include the following information requested by DEEP:
- a. A delineation of the extent of tidal wetlands on the site plans in accordance with the requirements of CGS Sec. 22a-105(c). To this end, the area of potential high marsh should be allowed to grow and flower such that the species can be identified with confidence and delineated, if required. This area extends about 40' inland of the pier immediately north of the marina property on the Branford River.
 - b. Calculations of the existing and proposed areas dedicated to marina use such as parking, boat storage, service areas, offices, bathrooms, sales, etc.
 - c. A list of existing and proposed marina services to be provided.
 - d. A description of how the proposed public access would be incorporated into the site safely, without negatively impacting the marina use.
10. The Commission may, as a requirement of any Site Plan approval granted under this PDD, include a condition requiring any or all of the following:
- a. Relocation the proposed public features (gazebo, passive recreation area, bike racks, and associated dedicated parking spaces) and/or provisions for access to these features during the winter boat storage "season;"

- b. Adjustment of the Master Plan including relocation/removal of parking spaces to allow the addition of landscaping and other treatment to naturalize or soften the appearance of the shoreline and provide filtration of stormwater runoff sheet flowing into the Branford River;
 - c. Adjustment of the Master Plan including the relocation of the proposed Trash/Dumpster location, relocation/removal of the seventeen (17) space bay of parking spaces to the south of it, as well as relocation/removal of additional parking spaces to provide for increased landscaping and other treatment to naturalize or soften the appearance of the shoreline and provide filtration of stormwater runoff sheet flowing into the Branford River;
 - d. Completion of the Traffic Calming improvements proposed in the Amended Application or a payment for them to the Town of Branford (in an amount to be determined by the Town Engineer);
 - e. Installation of further landscaping or exterior cabinets to conceal ground or building mounted HVAC or utility equipment;
 - f. Completion of certain portions of the site development prior to the issuance of any Certificate of Zoning Compliance or the zoning authorization for the issuance of any Certificate of Occupancy, optionally in a phased approach via the submittal to and approval of a phasing plan by the Town Planner or Commission.
11. The Commission, as a requirement of any Site Plan approval granted under this PDD, may require the Applicant to provide easements to the Town of Branford for the purpose of access to and use of the proposed public features (gazebo, passive recreation area, bike racks, and associated dedicated parking spaces) and provisions for access to these features during the winter boat storage "season."

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 25, 2020.

Moved by: J. Chadwick

Seconded By: M. Palluzzi

Vote for the Resolution:

C. Andres, J. Chadwick, M. Palluzzi, M. Liguori, and P. Higgins

Vote against the Resolution:

None