



# PLANNING AND ZONING COMMISSION

---

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

## MINUTES PLANNING & ZONING COMMISSION THURSDAY MARCH 5, 2020 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Lust, J. Chadwick, J. Vaiuso, F. Russo,  
P. Higgins, C. Andres, M. Palluzzi  
Staff Present: H. Smith- Town Planner, J. Hoefflerle- Town Engineer,  
M. Martin- Clerk

Chairperson Andres introduced the Commissioners and the staff present.  
Secretary Palluzzi read the public notice into the record.  
Chairperson Andres reviewed the public hearing procedures.

### OTHER BUSINESS:

1. C.G.S. Section 8-24 Referral-Crescent Bluff-Property Acquisition, Road Acceptance and Associated Drainage Easement

Jaime Cosgrove was present along with Attorney O' Hanlon (Robinson & Cole). He explained this item came before the Planning & Zoning Commission over the summer and then it was withdrawn. Discussions then ensued with the property owner. The town wants to purchase Crescent Bluff Avenue from Pine Orchard Rd. to the end of the cul-de-sac, as well as the drainage easement. It was entered into court as part of a global resolution with other matters.

Attorney O' Hanlon spoke next explaining the settlement that was reached was to purchase the road and ten feet on either side. He spoke of what's beneath the road. The court ruled that it wasn't a town road, that it hadn't been properly dedicated and it put town in curious posture. The town had to wait until the litigation was resolved because the value of the road was going to be determined by the rights of the people in it. So, the town had to move forward on the taking of the road and at the same time the neighbors had brought a petition action under an arcane statute that provided that a committee could be assigned by the court to tell the town what it should take. These actions imposed an enormous cost to the town in terms of fees as well as risk in terms of not being in control of its destiny. The owner sold the parcel to the town for 200 thousand dollars. The town would spend that much on litigation fees without being able to control the result. He said it's a win win for everyone involved. The agreement is the town is getting an easement across the lawn to maintain the existing storm drain. He asked the commission to approve so it can then go to the rtm. Chairperson Andres asked a few questions.

**M. Palluzzi made a motion for a positive 8-24 referral.**  
**J. Chadwick seconded the motion which passed unanimously.**

2. C.G.S. Section 8-24 Referral-Creek Court-Property Acquisition

John Hoefflerle (Town Engineer) explained where the property was saying it is on a private road along with about 2 dozen homes. This property is low lying and has been vacant since storm sandy. The 2016 coastal resiliency plan recognizes this area should be focused on. He said this is a good property to acquire and it would become open space for the town. It was damaged in storm sandy and to bring the home into compliance it would have to be raised 9 feet.

Kurt Schwanfelder (Town Treasurer) He said there were questions raised at the previous Selectman meeting that were not answered. The first is; what is the urgency to purchase this parcel which basically is useless. It is a very small parcel. The area has 34 houses that are at the 2 ft. level. It's only one house on the reek and will make very little difference. The house was sold in 2015 for 60 thousand. Dollars. He said we need to look at what areas in town truly need to have resiliency done to them. It needs to be done on a larger scale. The parcel is 125 thousand dollars and what is the cost to raise the house?

J. Hoefflerle gave some brief comments.

**J. Chadwick made a motion for a positive 8-24 referral.**  
**J. Vaiuso seconded the motion which passed unanimously.**

3. C.G.S. Section 8-24 Referral-497 East Main Street-Sanitary Sewer Easement Acquisition

J. Hoefflerle (Town Engineer) said this easement is for an existing sewer. He explained where it was. He said this easement would benefit the town.

**J. Lust made a motion for a positive 8-24 referral.**  
**M. Palluzzi seconded the motion which passed unanimously**

4. C.G.S. Section 8-24 Referral- Cosgrove Court- Road Acceptance

J. Hoefflerle explained this is a 12 Lot Subdivision off Todds Hill Road. It has been inspected and meets the specs on the plans.

**M. Palluzzi made a motion for a positive 8-24 referral.**  
**J. Lust seconded the motion which passed unanimously.**

**PUBLIC HEARINGS:**

1. A. Secondino & Son, Inc.,c/o Alfred Secondino –Applicant  
Bittersweet Partners LLC, & Alterra Holdings, LLC- Owners  
779-803 East Main Street & 21 Sycamore Way  
Special Exception – Laboratory Office  
**Application #19-12.1**  
**A/R 12/5/19, PH opened 2/20/20, continued to 3/19/20**
2. Roger M. Boissonneault –Applicant  
Terri L. Boissonneault – Owner  
27 Ferry Lane  
Special Exception & Coastal Site Plan – Access drive for a  
dock & driveway realignment  
**Application #19-12.12**

**A/R 1/9/20, PH opened 2/20/20, continued to 3/5/20**

Jim Pretti- (Criscuolo Engineering) reviewed the revised plans that were submitted late that day. He highlighted the landscaping items that were previously discussed.

H. Smith briefly reviewed the discussion from the prior PZ meeting and talked of plantings.

The Commission asked a few questions.

1. Don Langella- 5 Spring Cove Rd- spoke and said he has deeded beach rights. He asked how this construction will affect his ability to get to the beach.

J. Pretti said he can use the existing path that's there and he noted the applicant isn't working near the path.

2. Laurie Nicholson- Pawson Rd. - She said she is an avid kayak. Her question was: the only place to tuck in before you get to Branford Harbor on a kayak is right next to this property. Its' the safest place to get out of the boat traffic. She asked how they will make it safe to enjoy the water.
3. Al Rose- 40 Valley Rd- (No Branford) said he is working at the site. He said he is not working in or near the beach area and the beach won't be blocked off. He also noted that he does not work on weekends and that the hydraulic hammer would only be used from 8am to 4pm.

**Chairperson Andres closed the Public Hearing.**

3. SP Development, LLC- Applicant & Owner  
14, 21, & 22 Summit Place  
Special Exception - IHOD/Multifamily Residential  
**Application #20-1.9**  
**A/R 2/20/20,PH opened 2/20/20, continued to 3/5/20**

Attorney Nicolas Mingione (Fasano, Ippilito, Lee & Florentine) spoke and explained this proposal is for an additional 56 units of housing which will consist of 12 studio, 26 one bedroom and 18 2 bedroom units with 12 units being designated as incentive housing. He reviewed the application briefly, noting the tie to the community with sidewalks and crosswalks etc.

Steve Disko- (Milone & McBroom) highlighted the plans, noting there will be 56 apartments and a clubhouse. He talked of parking, utilities and landscaping.

Sal Talamo-(Sullivan Architectural Group) reviewed the floor plans, noting that the building will match the other building that is presently there.

H. Smith reviewed the staff report.

Public input:

1. Bill Horne- Pleasant Point Rd- Spoke and said when the Inland Wetlands reviewed it, concerns of erosion were and the necessary modifications were made. The Land Trust supports the application. They are happy with how their concerns were addressed.

**Chairperson Andres closed the Public Hearing.**

4. RCR Enterprises, LLC, c/o Christopher Russo-  
Applicant & Owner  
57 & 61 East Industrial Road  
Special Exception- Warehouse/Wholesale Business  
**Application #20-1.4**  
**A/R 1/23/20 and PH set for 3/5/20**

J. Pretti (Criscuolo Engineering) represented the applicant and explained that the Commission approved a prior application in October 2014 but that application expired. He reviewed the parking, etc. and said these are the same plans that were previously approved.

H. Smith highlighted the staff report.

Public input:

No one spoke.

**Chairperson Andres closed the public hearing**

5. David Rimm-Applicant & Owner  
113 Sunset Beach Road  
Special Exception- Accessory Structure (Accessory Apartment)  
**Application #20-1.8**  
**A/R 1/23/20 and PH set for 3/5/20**

J. Pretti (Criscuolo Engineering) highlighted the application explaining they will remove the existing garage and build an accessory structure that will contain an accessory apartment.

H. Smith reviewed the staff report.

Public input:

1. Attorney Tim Lee- is representing the owner of 117-121 Sunset Beach Road. The neighbor is in favor of this project.

**Chairperson Andres closed the Public Hearing.**

The Commission took a 5 minute break at 8:50 p.m.

**Return to table:**

1. Roger M. Boissonneault –Applicant  
Terri L. Boissonneault – Owner  
27 Ferry Lane  
Special Exception & Coastal Site Plan – Access drive for a  
dock & driveway realignment  
**Application #19-12.12**

H. Smith will prepare conditions for approval and present it at the March 19 meeting.

2. SP Development, LLC- Applicant & Owner  
14, 21, & 22 Summit Place  
Special Exception - IHOD/Multifamily Residential  
**Application #20-1.9**  
**A/R 2/20/20,PH opened 2/20/20, continued to 3/5/20**

**M. Palluzzi made a motion to approve the application with the findings and conditions listed below:**

**FINDING:**

1. The Commission finds that the proposed use, as modified by the Conditions listed below, conforms to the requirements of the Zoning Regulations, specifically including Sections 5.7 and 9.8.F. and waive the requirement for a Multi-Family Development Report.

**CONDITIONS:**

1. This approval is for construction activity and building construction as depicted on the following plans and documents ("Approved Plans"): a plan set entitled "Summit Place Residential Development, Summit Place, Branford, Connecticut" as prepared by Milone and MacBroom (99 Realty Drive, Cheshire, Conn.) and The Sullivan Architectural Group (1226 Post Road, Fairfield, Conn.) including the cover sheet as well as Sheets EX dated October 2, 2019 last revised 2/3/20, LM dated October 2, 2019 last revised 2/28/20, LS dated October 2, 2019 last revised 2/28/20, GU dated October 2, 2019 last revised 2/28/20, SE dated October 2, 2019 last revised 2/3/20, SED dated October 2, 2019 unrevised, SD-1 dated October 2, 2019 last revised 2/28/20, SD-2 dated October 2, 2019 unrevised, SD-3 dated October 2, 2019 last revised 11/1/19, SD-4 dated October 2, 2019 last revised 11/1/19, SD-5 dated October 2, 2019 last revised 11/1/19, SD-6 dated October 2, 2019 last revised 2/28/20, a sheet subtitled 'Site Lighting Analysis' dated October 2, 2019 last revised 2/3/20, Sheets A-100 (21 Summit Place), A-101 (21 Summit Place), A-102 (21 Summit Place), A-200 (21 Summit Place), A-201 (21 Summit Place), A-100 (Clubhouse - 21 Summit Place), and A-200 (Clubhouse - 21 Summit Place) as they may be modified only to conform to the requirements of this approval and for construction related minor changes approved by the Town Planner or Town Engineer as appropriate. All revisions to these Approved Plans shall be submitted as part of a complete set of all of the most current Approved Plans with all sheets stamped/sealed and signed by the professionals responsible for their preparation, three full-size paper copies of which shall be submitted for review.
2. All representations made by the applicant of his representatives in the Application documentation and during the Public Hearing shall be followed and are hereby incorporated into this approval except where they may conflict with other requirements of this approval.
3. In order for the Application to be in conformance with the Special Exception criteria and all other applicable Zoning Regulations, prior to the issuance of a Zoning Permit or the zoning authorization for the issuance of a Building Permit the applicant shall submit for

review and approval by the Zoning Enforcement Officer/Town Planner, etc. as may be specified below, modifications to the Approved Plans addressing the following:

- a. Provide unique identification labeling (e.g. A-100 Club) for the two sheets of the plan set both labeled 'A-100 and the two sheets both labeled 'A-200.'
- b. Provide additional identifying information (species, size, condition) regarding the existing vegetation proposed to partially address the Side and Rear Landscaping Requirements of subsection 6.3.G for approval of its use by the Town Planner.
- c. All trees to be retained on the site meeting the requirements for a 'significant tree' shall be labeled as such on Sheet LS and any plans and measures developed by a Licensed Connecticut Arborist determined by the Town Planner or Planning and Zoning Commission to be needed to fully demonstrate compliance with the requirements of Section 6.3.C (2) for preservation of the Significant Trees indicated on the plans as to be preserved.
- d. The stamp/seal and signature of the Landscape Architect who prepared Sheet LS.
- e. Modifications to Sheet LS to indicate the treatment of parking lot islands in accordance with Section 6.3.K.6 regarding ground cover and add a note to Sheet LS indicating this and that the maintenance of all of the existing and proposed landscaping is an on-going requirement of this approval.
- f. Revisions to the Approved Plans showing an approved snow storage area on the property that does not conflict with existing or proposed landscaping.
- g. All proposed and existing building mounted fixtures shall be added to the 'Luminaire Schedule' and foot-candle levels shown on Sheet 1 of 1 – "Existing Conditions Site Lighting Analysis or successor sheet. 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, whether 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 the photometric plan (plan sheet labeled 'Site Lighting Analysis') updated to include a schedule providing information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) for both pole and building mounted lights.
- h. Evidence of an executed agreement with (or approval from) the Water Pollution Control Authority (WPCA) for the connections of all buildings to the municipal sewer system based on changes in occupancy and use, if necessary.
- i. Modifications to the satisfaction of the Town Engineer to address the following:
  - i. The Engineer analyzed two options for a low-flow orifice to reduce the retention time of the systems. Neither of the options appears to be able to satisfy the Inland Wetlands approved runoff volumes, however, they will nearly meet peak flows as approved by Inland Wetlands. The Engineer has indicated there are poor draining soils (0.1 in/hr), which will lead to a retention time of approximately 22 hours for UG310, and approximately 73 hours for UG120 for design storms between the 50-year and 100-year recurrence. It's recommended the applicant and their engineer monitor the infiltration performance of the system for a period of time to determine actual retention times. If excessive and is leading to water quality/peak flow issues

from back to back storms, the weir structures could be modified to address those deficiencies through permit modifications.

- ii. A gate across the maintenance path to the pond is recommended so as not to encourage foot traffic through an opening in the fence.
  - iii. The pole lights within the Town right-of-way are to be upgraded per the Engineer's response letter. The style of light shall match the style previously installed by the applicant for the 14/22 Summit Place development.
  - iv. The 'town details' provided on SD6 are not the Town of Branford's standard details and shall be replaced with the correct details from the Engineering Department.
  - j. The temporary vegetative cover measures (sheet SE D) shall be modified to include additional measures as the Town Planner & ZEO may direct such as erosion control mats should conditions warrant.
4. Prior to any construction activity on the Property evidence shall be submitted to the satisfaction of the Zoning Enforcement Officer that the following has been satisfactorily addressed/established:
- a. All proposed soil and erosion controls shown on Sheet GU have been installed, construction fencing and other protection required by Section 6.3.C installed along the drip line (or further away from the trees as may be required) of all trees indicated on the approved plans as to be preserved/retained and any other protection required by Section 6.3.C.
5. Due to the presence of wetlands downstream from the storm water basin the following additional measures regarding site and soil stabilization shall be undertaken during construction (time period between the issuance of a zoning/building permit and the issuance of the final Certificate of Compliance/Occupancy):
- a. The applicant shall provide monthly progress reports per Section 6.10.F.4 unless waives the requirement is waived by the Zoning Enforcement Officer, who may reinstitute it as s/he may determine necessary.
6. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.
7. No additional signage or new or replacement lighting shall be installed without Planning or Zoning Commission approval, or that of its staff whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.
8. Changes to the floor plans to indicate alternative units for designation as 'affordable units' may be submitted but shall require the approval of the Town Planner or Planning and Zoning Commission.
9. Prior to the issuance of any zoning authorization of a Certificate of Occupancy or Certificate of Zoning Compliance the following shall be addressed to the satisfaction of the Zoning Enforcement Officer or other Town staff as indicated:

- a. Evidence of the completion of the improvements within the Summit Place right-of-way to the satisfaction of the Town Engineer.
- b. Evidence of the legal merger of the two properties subject to this application (a.k.a. #'s 14 and 22 Summit Place) satisfactory to the Town Attorney or evidence of the filing on the Town's Land Records of a deed restrictions, or other similarly effective alternative legal instrument, of form and content acceptable to the Town Attorney on the two properties referred to above, stating that they cannot be sold separately from each other without approval of the Planning and Zoning Commission.
- c. The establishment of a compliant 'Green Buffer' satisfactory to the Town Planner where this development borders the adjacent residential zoning district or bonding for same.
- d. Submission of an 'as-built' for the construction work and site improvements.
- e. Modifications to the floor plans indicating which units shall be restricted as affordable units per Section 5.7.G
- f. Submittal of final deed restrictions for each of the designated 'affordable housing units' meeting the requirements of Section 5.7.G.3 shall be submitted for final review and approval of form and content by the Town Planner and the Town Attorney, and evidence that fully executed deed restrictions, as approved, have been filed on the Town's Land Records.
- g. Submittal of revisions to the 'Housing Affordability Plan' that may be required by the Town Planner or Town Attorney to ensure conformance with Section 5.7.G.4 and any 'Housing Affordability Plan Requirements' document adopted and from time to time amended by the Planning and Zoning Commission.
- h. The submission of additional detail/modification to the Approved Plans for the review and approval of the Town Planner or the Planning and Zoning Commission will need to made addressing how the existing exterior mounted gas and electric meters will be screened or new concealed meters installed to allow the exterior building design to conform to Section 6.14.D.3 (5).

**J. Chadwick seconded the motion which passed unanimously.**

3. RCR Enterprises, LLC, c/o Christopher Russo-  
Applicant & Owner  
57 & 61 East Industrial Road  
Special Exception- Warehouse/Wholesale Business  
**Application #20-1.4**  
**A/R 1/23/20 and PH set for 3/5/20**

**J. Chadwick made a motion to approve the application with the conditions below:**

1. All construction, site work, and architectural modifications to the existing buildings on the subject property is limited to and shall substantially follow that depicted on the most recently submitted revisions of the submitted plans and documents ("Approved Plans") except as they may be modified to conform to the requirements of this approval or be further modified by the Planning and Zoning Commission or be modified for, construction related, minor changes approved by the Town Planner per Section 9.6.B.5.



2. Prior to any construction activity on the Property evidence shall be submitted to the satisfaction of the Zoning Enforcement Officer that the following has been satisfactorily addressed/established:
  - a. All proposed soil and erosion controls shown on Sheet 2 of 5 have been installed and that construction fencing and other protection required by Section 6.3.C has been installed along the drip line of any Significant Trees indicated on the approved plans as to be preserved/retained.
3. Prior to the issuance of a Zoning Permit or the zoning authorization for the issuance of a Building Permit the applicant shall submit for review and approval by the Zoning Enforcement Officer/Town Planner, etc. as may be specified below, modifications to the Approved Plans addressing the following:
  - i. The stamp/seal and signature of the Landscape Architect who prepared Sheet LA-1.
  - j. Modifications to Sheet LA-1 to indicate the treatment of parking lot islands in accordance with Section 6.3.K.6 regarding ground cover and add a note to Sheet LA-1 indicating this and that the maintenance of all of the existing and proposed landscaping is an on-going requirement of this approval.
  - k. Any Significant Trees present on the property need to be labeled on Sheet LA-1 as either to be removed or preserved (or a statement added that there are none). The requirements of subsection 6.3.C will need to be addressed regarding any Significant Trees to be preserved.
  - l. Plantings along at least 25 % of the buildings perimeter shall be added.
  - m. Revisions to the Approved Plans showing an approved snow storage area on the property that does not conflict with existing or proposed landscaping.
  - n. Six trees within the parking areas - or at their perimeter - that meet the requirements of subsection 6.3.k shall be identified on Sheet LA-1. The planting areas around the existing and proposed trees in the parking areas shall be evaluated to ensure each tree has a 150' planting area within the island surrounding it and indicate whether the island will be planted with grass or ground cover or have pedestrian pavers.
  - o. Information on any revised pole and all building mounted fixtures shall be added to the 'Luminaire Schedule' (maker & model number, mounting height, lumens generated, etc.) and cut sheets with all model choices indicated shall be submitted for consideration by the Town Planner or the Planning and Zoning Commission for compliance with the Zoning Regulations. Foot-candle levels shown on Sheet LT-1 – "Site Iso-Lux Plan" or successor sheet shall be adjusted to show the cumulative readings from all pole and building mounted fixtures proposed. All fixtures that shall be demonstrated to meet the IES definition of a 'full cut-off' fixture required by the Zoning Regulations or provide evidence of equivalent BUG levels 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).
4. In order for the Application to be in conformance with the Special Exception criteria and all other applicable Zoning Regulations, prior to the issuance of a Zoning Permit or the zoning authorization for the issuance of a Building Permit evidence of the compliance with

the following additional requirements shall be submitted to the Zoning Enforcement Officer or other staff as indicated:

- a. Evidence of the legal merger of the two properties subject to this application (a.k.a. Lots 20 and 21) satisfactory to the Town Attorney or evidence of the filing on the Town's Land Records of a deed restrictions, or other similarly effective alternative legal instrument, of form and content acceptable to the Town Attorney on the two properties referred to above, stating that they cannot be sold separately from each other without approval of the Planning and Zoning Commission.
  - b. Evidence of an executed agreement with (or approval from) the Water Pollution Control Authority (WPCA) for the connections of all buildings to the municipal sewer system based on changes in occupancy and use, if necessary.
5. No additional signage or new or replacement lighting shall be installed without Planning or Zoning Commission approval, or that of its staff whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.
  6. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.
  7. To ensure continued compliance with the Zoning Regulations (Section 6.3) all landscaping must be maintained as an on-going requirement of this approval to ensure survival of the landscaping. Any landscaping element that does not survive or that becomes significantly damaged must be replaced in-kind.

**J. Lust seconded the motion which passed unanimously.**

2. David Rimm-Applicant & Owner  
113 Sunset Beach Road  
Special Exception- Accessory Structure (Accessory Apartment)  
**Application #20-1.8**  
**A/R 1/23/20 and PH set for 3/5/20**

**J. Lust made a motion to approve the application with the findings and conditions below:**

Finding:

1. Subject to compliance with the adopted 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.
2. This application is found to be 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:

8. This approval is not intended to imply that the submitted architectural plans conform to the requirements of the Town of Branford Flood Management Ordinance.
9. All construction, site work, and architectural modifications to the existing buildings on the subject property is limited to and shall substantially follow that depicted on the most recently submitted revisions of the submitted plans and documents ("Approved Plans") except as they may be modified to conform to the requirements of this approval, or be further modified by the Planning and Zoning Commission or be modified for, construction related, minor changes (including revisions to the architectural plans to conform to the Floodplain Management section of the Town Ordinances - Chapter 161) Ordinance approved by the Town Planner per Section 9.6.B.5.
10. Prior to the start of construction, the sedimentation and erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer.
11. No additional signage or new or replacement lighting shall be installed without Planning or Zoning Commission approval, or that of its staff whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.
12. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.

**J. Vaiuso seconded the motion which passed unanimously.**

**MINUTES: 2/20/2020**

**J. Vaiuso made a motion to approve the 2/20/20 meeting minutes as written.**

**M. Palluzzi seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

H. Smith received a letter from Peter Kusterer regarding a previous approval on 3 Three Elms Rd. for boat storage. He is questioning some of the conditions of the approval. The Commission discussed it briefly and recommended that he modify his application and re-submit it. H. Smith distributed the letter to the Commission.

H. Smith received a letter from Attorney James Perito regarding a self-storage interpretation question. He will present it at the next meeting on March 19.

**OLD BUSINESS:**

1. 165-195 Main Street Branford LLC c/o  
Kevin Curry –Applicant & Owner  
165 & 195 Main Street  
Special Exception-Convenience Store  
**Application#19-10.10**  
**A/R 11/7/19, PH opened 1/9/20, closed on 2/6/20, Tabled to 3/05/20**

Chairperson Andres reviewed this for the commission. They discussed it briefly and decided to deny the application. The applicant has the option to resubmit an application. The Commission advised H. Smith to draft a resolution for denial since they find the criteria in Section 6.5I in the zoning regulations for modifications to the parking requirements were insufficiently addressed.

2. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
Special Exception (Lot 4 of a 15 Lot ReSubdivision)  
**Application #19-12.4**  
**A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20**
3. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
Special Exception (Lot 5 of a 15 Lot ReSubdivision)  
**Application #19-12.5**  
**A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20**
4. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
Special Exception (Lot 6 of a 15 Lot ReSubdivision)  
**Application #19-12.6**  
**A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20**
5. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
Special Exception (Lot 8 of a 15 Lot ReSubdivision)  
**Application #19-12.7**  
**A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20**
6. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
Special Exception (Lot 9 of a 15 Lot ReSubdivision)  
**Application #19-12.8**  
**A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20**
7. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
Special Exception (Lot 13 of a 15 Lot ReSubdivision)  
**Application #19-12.9**  
**A/R 1/9/20 & PH opened 1/9/20, closed on 2/6/20**
8. Vigliotti Construction c/o Frank Vigliotti-Applicant  
Estate of Daniel P. Cosgrove c/o Susan Barnes- Owner  
99 Todds Hill Road  
ReSubdivision (15 lot)  
**Application #19-11.1**

**A/R 11/7/19 & PH opened 1/9/20, closed on 2/6/20**

The Commission previously voted to re-open the Public Hearing for items 2 thru 8. It will be re noticed in the paper and the Public Hearing will be at the 3/19/20 meeting.

**M. Palluzzi made a motion to modify the previous motion to rescind the close of the public hearing and reopen the public hearing but schedule the re-opening of the public hearing on 3/19/20 at the Community House on Church Street.**

**J. Chadwick seconded the motion which passed unanimously.**

9. Thimble Island Brewing Company c/o Justin Gargano-Applicant  
16 Business Park LLC c/o Charles Weber- Owner  
16 Business Park Drive  
Site Plan-Food preparation  
**Application #20-2.1**  
**A/R 2/20/20, TABLED to 3/5/20**

J. Pretti (Criscuolo Engineering) and Justin Gargano were present. J. Gargano said he has been before the board many times. He wants to install a pizza oven inside the brewery. The number of parking spaces is the issue. Justin said he has agreements with his neighbors for the parking. The commission discussed this a bit.

Chairperson Andres suggested removing 7 parking spaces and planting grass there instead and remove 2 landscape islands then he will be in conformance with the existing Site Plan. They suggested withdrawing this application.

**M. Palluzzi made a motion to acknowledge the last approval by removing two landscape islands.**

**J. Chadwick second the motion which passed unanimously.**

10. Joseph C. Schiffer-Applicant  
Dale H. Saul (Trustee) & Joseph C. Schiffer (Trustee)-Owners  
19-23 Buena Vista Road  
Coastal Site Plan and Special Exception for grading associated with a new septic, demo of two existing houses and construction of new house within 100' of an inland wetland  
**Application #20-2.2**  
**A/R 2/20/20, PH to be set**

H. Smith said he is working with the applicant. The Commission agreed that Staff can set the Public Hearing.

**NEW BUSINESS:**

**OTHER BUSINESS (cont.):**

1. Time Extension Request for PZ#14-10.3 (Special Exception) for 6 Business Park Drive  
H. Smith said this will be discussed at the next mtg.
2. Planner's Report  
H. Smith said there will be discussion at the next meeting (3/19/20) regarding the Anchor reef possible development.

The meeting adjourned at 9:49 pm