



PLANNING AND ZONING COMMISSION

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**MINUTES
PLANNING & ZONING COMMISSION
THURSDAY MAY 19, 2022
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN ST**

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

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

**Chairperson Andres introduced the commission and staff present.
Secretary M. Palluzzi read the public hearing notice into the record.**

Chairperson Andres reviewed the public hearing procedures.

Chairperson Andres noted that public hearing items #1, 2 and 5 are continued to the next item per the applicant's request.

PUBLIC HEARINGS:

1. Proposed Affordable Housing Plan
Public Hearing set for May 19, 2022.

The consultant, Glen Chalder (Planometrics) spoke and reviewed the powerpoint of the proposed Affordable Housing Plan. The plan includes an overview, benchmarks and then strategies for consideration.

After the powerpoint, the commission had a discussion and asked some questions.

PUBLIC INPUT:

1. MaryAnn Amore-(member of the Steering Committee and RTM member)-She thanked Glen Chalder for his expertise in the project and noted she has a lot of experience with affordable housing. She also stated in the last 10 years the population of the Branford schools has decreased 25% and the budget has gone up 20%. So, a few more children in the system may help reduce the cost per child. If more children came into the town because of the affordable housing that would not be a problem. The notion of a lot of children coming to the town because of affordable housing is a persistent myth, she noted. She spoke of affordable units that were built in Old Saybrook. She spoke of the myth that Affordable housing is project housing. She said there is a community need for this In Branford and this is a great plan. She hopes the Commission will use and have enthusiasm for the plan. She talked of the Summit Place apartments.

H. Smith then spoke and noted there was some updated information and suggested adding it to the plan. He then briefly reviewed the items.

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2. 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 opened 4/7/22 & continued from 5/5/22 with time extension

3. 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/Coastal Site Plan -Open Space Residential Development (OSRD)
Application #22-1.5
**A/R 1/20/22 & PH opened 4/7/22 & continued from 5/5/22 with time extension-
must close on 5/19/22 without an additional time extension**

Item #2 and #3 are continued to the 6/2/22 meeting (via zoom) per the applicant's request.

The Applicant granted a time extension to the 6/2/22 which the commission accepted.

4. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
**A/R 3/3/22 & PH opened 4/21/22 & continued from 5/5/22—must close on 5/19/22 without
time extension**

Daniel Rabin (applicant) spoke and explained this application is threefold: 1.To add to the regulations Branford's practice of supporting solar energy, 2, to promote solar energy and 3. To provide transparency for the commission and applicants to make the application process simpler and faster. He noted he had previously presented at the April 21 meeting and Commissioner J. Chadwick had a few questions. He researched for the answer to his questions and said that they were incorporated into the first draft of the regulations.

H. Smith reviewed the modifications that Dan Rabin spoke of. He distributed two documents to the commission. One was a copy of the document submitted by J. Chadwick with his suggested changes and the second one was the most current version with all the proposed changes included. H. Smith noted they are updated as of that day (May 19). He then reviewed the document and the commission asked some questions.

PUBLIC INPUT: No one spoke

Chairperson Andres closed the public hearing.

5. Sunrise Cove Association Inc. (Sunrise Cove Camp) c/o
Robert Caldarella-Applicant
Zoning Regulation Amendment-Amend Section 3.3A and add new Section 3.5 (Pre-existing summer cottage/camp site).
Application #22-4.1
**A/R 4/7/22 & PH opened & continued from 5/5/22-Public Hearing must close on 6/2/22
without time extension**

Continued to the 6/2/22 meeting per the applicant's request.

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6. Robert & Elena McLean-Applicants & Owners
26 Old New England Road
Special Exception- Single Family Home
Application #22-3.8
A/R 4/7/22 & PH set for 5/19/22

Bob McLean spoke and explained that this application is for grading for a new single family home and the house is being built in the only available location on the property.

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

PUBLIC INPUT: No one spoke.
Chairperson Andres closed the public hearing.

MINUTES: 5/5/22

- F. Russo made a motion to approve the meeting minutes with the corrections H. Smith noted.**
M. Palluzzi seconded the motion which passed unanimously.

CORRESPONDENCE:

1. A letter regarding a cell tower at 190 Totoket Road.
2. A letter regarding a cell tower equipment swap at 150 North Main Street.

RETURN TO TABLE:

1. Affordable Housing Plan
M. Palluzzi made a motion to adopt the Housing Plan with the corrections made by H. Smith with an effective date of 5/19/22.
J. Vaiuso seconded the motion which passed unanimously.

2. Daniel Rabin-Applicant
Zoning Regulation Amendment-
Addition of Solar Regulations
Application #22-3.3
A/R 3/3/22 & PH opened 4/21/22 & continued from 5/5/22—must close on 5/19/22 without time extension.

F. Russo made a motion to approve the text amendments regarding solar arrays with the document entitled "Proposed Amendments to the Branford Zoning Regulations" revised thru May 19, 2022 with the corrections and additions made by H. Smith with the finding that its consistent with the comprehensive plan of zoning and the Plan of Conservation & Development with an effective date of June 6, 2022 and noting it's also consistent with the goals and 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.

M. Palluzzi seconded the motion which passed unanimously.

3. Robert & Elena McLean-Applicants & Owners
26 Old New England Road
Special Exception- Single Family Home
Application #22-3.8
A/R 4/7/22 & PH set for 5/19/22

J. Vaiuso made a motion to approve the application with the findings and 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.F.
2. Per Section 6.3.L.3 existing vegetation is considered to meet the front, side & rear yard landscaping requirement per Section 6.3.L.3.

CONDITIONS:

1. 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. 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.
 - b. A copy of a construction and maintenance easement, or other mechanism acceptable to Town Counsel, for the grading for the driveway and maintenance on 24 and 28 Old New England Road shall be submitted to the Zoning Enforcement Officer and approved by Town Counsel prior to the start of any site work. The intent of this condition is to document the rights to construct the improvement and maintain it long term.
2. Prior to the issuance of a Zoning Permit or the authorization for the issuance of a Building Permit the following will be met to the satisfaction of the Town Planner or his designee:
 - a. All conditions of the approval granted by the Inland Wetlands Commission on February 10, 2022.

M. Palluzzi seconded the motion which passed unanimously.

OLD BUSINESS:

1. Justin Gargano-Applicant
Charles Weber Jr. c/o 16 Business Park LLC-Owner
16 Business Park Drive
Site Plan Modification- Add patio & landscaping to Brewery
Application # 22-3.6
WITHDRAWN- A/R on 3/17/22 & tabled to 5/5/22
2. Robert Mangino-Applicant
Shrestha Management CCC-Owner
230 East Main Street
Site Plan-Restaurant/Convenience Store
Application #22-4.2
WITHDRAWN- A/R 4/7/22 & tabled to 5/5/22
3. Bluepoint Apothecary LLC c/o Attorney Timothy Herbst-Applicant
Zoning Regulation Amendment- Amend Zoning Regulations & Moratorium to allow Hybrid Retailer Cannabis Establishments

Application #22-4.4

A/R 5/5/22 and PH set for 6/2/22

4. Bluepoint Apothecary LLC c/o Attorney Timothy Herbst-Applicant
Two Dogs LLC c/o Mark Milano-Owner
471 East Main Street
Special Exception- Hybrid Retailer Cannabis Establishment

Application #22-4.5

A/R 5/5/22 & PH set for 6/2/22

5. 33 West Avenue LLC c/o Robert Regel-Applicant & Owner
33 West End Avenue
Special Exception Modification-Two Family Home

Application #22-4.6

A/R 5/5/22 and PH set for 6/2/22

NEW BUSINESS:

1. Joseph Lepre-Applicant & Owner
15-19 Church Street
Site Plan – Addition of new single-family and two-family dwelling to property

Application #22-5.1

To be A/R

2. Matthew & Stephanie Milano-Applicants & Owners
125 Thimble Islands Road
2 Lot Subdivision & Coastal Site Plan

Application #22-2.5

To be A/R

OTHER BUSINESS:

1. Planner's Report

H. Smith said he had sent an email to the commission with a communication from the Coastal Vulnerability Working Group to give the commission an update on what information they have gathered. He said there is a link on the letter with the first part of a three part presentation. The commission can then view the presentation at their convenience. Then, hopefully in July they can attend a planning & zoning meeting and have a more interactive discussion with the commission and gather some feedback from the commission.

H. Smith will resend it again to the commission.

H. Smith mentioned that E. Breining is looking into how to have a hybrid planning & zoning meeting possibly in

September. Evan is working with the IT dept.

Chairperson Andres reminded the commission that they are having zoom meetings for the months of June and July and they traditionally don't meet in August.

The meeting adjourned at 9:16 pm.