



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 MAY 30, 2019
SPECIAL MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET**

Commissioners Present: J. Lust, J. Chadwick, J. Vaiuso, F. Russo, C. Andres
M. Palluzzi,
Commissioners Absent: D. Dyer, P. Higgins
Staff Present: Attorney Danielle Bercury, H. Smith- Town Planner
M. Martin- Clerk

MINUTES: 5/16/19

No action taken on this item.

OLD BUSINESS:

1. Joseph Tammaro-Applicant & Owner
Lot between 233 & 249 East Main Street
Special Exception & Coastal Site Plan- Multi-Unit Residential Building
Application #19-4.3
A/R & PH opened 5/16/19 & closed on 5/16/19, deliberations tabled to 5/30/19

H. Smith reviewed the Staff Report, explaining this application was for a 12 unit multifamily development.

J. Chadwick made a motion to approve the application with the findings and the conditions listed below:

FINDINGS –

- 1)The Coastal Site Plan is 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.
- 2)The Planning & Zoning Commission finds that the use of a six (6) foot high wooden fence along the property line with 233 East Main Street is allowed as a substitute for the landscaping normally required since it also finds the overall landscaping plan is an example excellence in landscape design.

CONDITIONS –

1) Prior to the start of construction, the construction fencing indicating the limit of disturbance adjacent to the tidal wetlands, the anti-tracking pad, sediment barriers – hay bales, area with silt fence enclosure and erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer.

2) Prior to the issuance of a zoning permit or the authorization for the issuance of a building permit. The following Site Plan revisions shall be addressed to the satisfaction of the Zoning Enforcement Officer or other staff of the Planning and Zoning Commission as may be indicated:

a) Locate and call out a six foot solid wood screening fence along the western side of the property adjacent to (233 East Main Street) in the proposed mulch bed in lieu of landscaping.

b) Revise the Landscaping Plan to reflect the change from Sweet Gum slender silhouette to another species approved by the Town Planner or designated staff. Show relocated landscaping on the front western parking island impacted by the additional visitor parking space.

c) The proposed parking lot pole lights are to be lowered to 15 foot height (including base) with fixed mounting for the LED fixtures and lamps. The luminaires are identified as approved by the Dark Sky Association with shields installed, if available, to prevent any excess glare on to adjacent properties. The LED fixtures shall have correlated color temperature less than 3000 degrees Kelvin.

d) Add a proposed five (5) foot wide sidewalk extension across the frontage of the property, outside of the CTDOT Right Of Way as approximated on the Criscuolo Engineering Concept Plan submitted as Exhibit 1 at the public hearing on 05/16/19. The sidewalk shall terminate with a coastal and public viewing area and bench area overlooking the Tidal Wetlands. The DOT road drainage easement adjacent to US1 would need to be accounted for in finalizing the design.

e) The parking plan shall be revised to add one additional parking space for visitors utilizing the coastal public access sidewalk and viewing area bench with an appropriate sign identifying the visitor parking location.

f) Adjust the Site Plan to clearly note the extent of disturbance on site and its demarcation when adjacent to the tidal wetlands by construction fencing. A note stating that no heavy equipment should be stored in or near tidal wetlands and no stockpiling of soil should occur in or near tidal wetlands shall also be included.

3) Prior to the issuance of a Certificate of Zoning Compliance or the zoning authorization for the issuance of a certificate of occupancy, the applicant shall provide an executed easement agreement with form and content acceptable to the Town Planner and Town Counsel for the public sidewalk and coastal public access viewing area across the front of the property outside the CTDOT Right of Way to satisfy the CTDEEP requirement for coastal public access.

4) To insure continued compliance with the zoning regulations (Sect. 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.

5) No signage shall be installed without staff or commission approval to maintain compliance with Section 6.6 - Signs

- 6) A storm water management system maintenance plan shall be submitted based on the manufacturer's recommendations for review and approval by the Town Engineer.
- 7) Provide an operational parking plan for the cars parked in garage spaces to utilize during major storm events to be approved by the Town Planner or his designee.
- 8) Consider the addition of a fence at the edge of open area closest to the tidal wetlands to inhibit intrusion into that area. The addition of the proposed location for such fencing to the Site Plan and detail of its design may be made subject to the approval of the Town Planner or his designee.
- 9) Consider adding conduit for electric wiring to serve electric vehicle (EV) electric charging stations.

J. Lust seconded the motion which passed unanimously.

2. Beacon Communities Development LLC,
c/o Attorney Timothy Hollister-Applicant
Town of Branford Housing Authority-Owner
Application for a Site Plan Modification / Coastal Site Plan) under CGS Section 8-30g Affordable Housing Land Use Appeals for property located at 115 South Montowese Street (Parkside Village I) for (1) deletion of Condition #3a of the amended Resolution adopted on 1/3/2019 approving application #17-9.6 and (2) a revision of the approved Site Plan to show use of Sliney Road as a supplemental emergency access to the redeveloped building.

Application #19-2.4

A/R 2/21/19 & PH continued to 5/02/19, PH closed 5/16/19

Decision Required by 6/27/19 (includes offer and acceptance of the Time Extensions totalling 60 days), deliberations tabled to 5/30/19

**Commissioner J. Chadwick recused himself and left the meeting.
Commissioner Russo was seated for him.**

J. Lust and J. Vaiuso stated that they have listened to the audio recordings of the meetings (or portions thereof) for which they were absent.

Chairperson Andres reminded the Commission that this application was submitted under C.G.S. 8-30g and described how it varies from a typical application. He also reminded the Commission that this application is only for the change in the emergency access road from Melrose Avenue to Sliney Road and that the Commission's consideration and decision must be confined to the scope of the changes proposed.

Chairperson Andres started the deliberations by reviewing many issues he heard raised during the public hearing and his thinking on each and how he considered them from the perspective of acting on the application under C.G.S. Section 8-30g. The other members each discussed their position and concerns. These included the need for an operational plan in the event of a fire or other emergency at the proposed redeveloped Parkside Village I during games or other recreation activities at Sliney Fields. A lengthy discussion about requiring as part of an approval the post-construction closure of Sliney Field Road to all traffic (except emergency service vehicles and elderly/disabled individuals) took place. The consensus of the

Commission was to not require this. Other concerns discussed included traffic, blasting, storm water (flooding), pedestrian safety, impact on the South Montowese/Indian Neck Avenue intersection and possible increase in accidents, increase in traffic to and from Sliney Field through the current access road from South Montowese due to its widening, and how to enforce the proposed prohibition on parking along Sliney Field access road.

The need for town approval of the use of its property during and after construction for construction related parking and access, etc. as well as long term ongoing access and maintenance of passage to the space reserved for the parking of an emergency service vehicle were also discussed. At the conclusion of the discussion the consensus of three members of the Commission was to approve the application with several conditions addressing the issues raised during the deliberations and the public hearing. Chairperson Andres directed Town Planner Harry Smith to draft a resolution for approval with several conditions.

H. Smith stated he will try to have a draft resolution ready for review for the 6-13-19 Planning & Zoning Meeting.

The meeting adjourned at 8:35 pm.