



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, MAY 3, 2018 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Lust, J. Viauso, J. Chadwick, F. Russo,
P. Higgins, C. Andres, M. Palluzzi
Commissioners Absent: D. Dyer

Staff Present: H. Smith- Town Planner, M. Martin- Clerk
Staff Absent: R. Stoecker- Asst. Town Planner
Chairperson introduced the Commission and the Staff present.

Chairperson Andres began the meeting by expressing the sadness of the entire Commission on the sudden passing of Bob Criscuolo. He said Bob was a mainstay presence since the 90's and as an Engineer he was Mr. Credibility. He was humble; it was always about the project, never about him. The entire Commission is appreciative for all he's done for Branford.

REGULAR MEETING 7:00 P.M. PUBLIC HEARINGS:

1. 250 North Main St. Branford LLC-Applicant
J & J Property LLC- (Owner of 244 North Main St.)
250 No Main St. LLC-(Owner of 250 North Main St.)
244 & 250 North Main Street
Special Exception- Retail Use building & (parking lot and associated site development, grading/excavation for site development and new traffic light)
Application #18-2.4
A/R 3/1/18 PH opened 4/5/18 & continued from 4/19/18

John Schmitz (BL Companies) represented the Applicant. He submitted a letter into the record that addressed some of the previous staff comments as well as a Geo Technical Report. He said they will provide revised plans of the rock wall.

He then reviewed the Site Plans as well as the Landscaping Plan. He stated the plans displayed eliminated ten of the fifteen extra parking spaces proposed and allowed the rock slope to be relocated and the height reduced a few feet.

Fred Greenberg- (BL Companies, Traffic Engineer) highlighted some aspects of the traffic impact study. The Commission then asked a few questions.

H. Smith said that all the written comments from the public that were received in the office were distributed to the Commission.

He also reviewed the Town Engineer's comments regarding the Geotechnical report and the drainage system and distributed them to the Commission.

He noted there are statements in the Plan of Conservation & Development regarding the preservation of the natural features and topography of an area. He also noted he is concerned that there may be more blasting than is necessary and more parking created than is necessary on the site since the square footage of the buildings ultimately constructed may be smaller once specific tenants are determined.

He posed the further reduction of the remaining five extra parking spaces on the plan and maybe an additional ten spaces to allow the tallest rock slope (39' tall) to be further reduced in height and the rock knoll protected. This would also require a 2,500 sq. reduction in the foot print of the proposed retail buildings.

PUBLIC INPUT:

1. Adrian Bonberger- He has lived at 80 Mill Plain Rd many years. He wanted to offer some personal testimony of existing traffic on Rt. 1. The traffic has gotten heavier and heavier thru the years. If this development is successful, it will make even more traffic.
2. Peter Hentschell- He stated he's not against sound commercial development. Hopefully, this project will be done properly. He is concerned whether this plan fits in with the goals of the Plan of Conservation & Development currently being updated. He is also concerned about the traffic impact as well as the possible destruction of large trees and stands of tree outcroppings. He stated that residents are worried about environmental concerns, enhancing the street scape. The quantity of the excavation and the large size of the building also concern him. If they install the sidewalk, the rock will be cut more. That's a natural resource that ought to be looked at. The streetscape is vague. He asked the Commission to do a site walk with applicant and the plans. That will be beneficial.
3. Lauren Brown-Stated she has no problems with a retail use there. She is concerned about grading, and tree removal. She agrees with Peter's suggestion of the Commission doing a site walk. She asked the Applicant about the grassy knoll. She felt it would be a shame to lose it. Smaller trees as a mass serve a good purpose too she noted. She had attended the POCD meetings where the street scape along Rt. 1 was discussed. She also referred to the Parkside Development resolution condition regarding the rocky knoll.
4. Jaycee Wyant—84 East Main St. —She is concerned the project is vague. Why don't we know who the tenant is? This should be addressed because it will change how people will feel about the development. Different uses will make people feel better. She noted that 1-95 will eventually be expanded and asked; how far away are they from state land? She asked about the possibility of a large sign or bill board. She is concerned about the traffic because the traffic is awful in the summer and another development will add more traffic. This entry point is also a concern. She asked why the developer isn't looking at a residential community. It would be a much needed development. She also handed in a drawing of a potential residential community.
5. Diane Perron-182 East Main Street- She purchased 255 North Main Street last year. She is concerned about noise, traffic, animal life amongst other things. She noted the East Main Street neighborhood is an approach to the Branford Town Center. It contains varied historical architecture. She is worried the large development will affect the future character of the adjacent neighborhood. She referred to the zoning regulations where it states that a use must be in harmony with the district it is located. She is also concerned about the traffic, noting that weekend traffic is a problem. She said the traffic light timing should be reworked. She noted that Chestnut Street is highly used by people in the morning to avoid the Branford High School traffic.
6. Janet Reisman-East Main St.-She stated she is still disturbed by the square footage of the building and yet, there is no tenant. She noted that when the citizens of Branford were made aware of the tenant at exit 56, they knew if they liked it or not. Maybe the developer knows that the citizens may object if they knew who the tenant was. Will it fulfill the intentions of the Plan of

Conservation and Development? How do you deal with the traffic when you don't know who is coming? She said, maybe this is a tactical ploy on the part of the Applicant. It grieves her to see the Commission have a development in front of them and have no ability to use the POCD.

Chairperson Andres stated the Public Hearing will remain open and will continue at the next Planning & Zoning meeting on May 17 at 7pm at Branford Fire Headquarters.

H. Smith noted the Applicant offered a time extension to the May 17 Planning & Zoning Meeting, which the Commission accepted.

Chairperson Andres asked the Applicant for more information regarding the traffic impact on Chestnut Street.

The Commission took a very brief break while the audience left the room.

MINUTES: 4/19/18

Chairperson Andres noted that the listing of the Commission and the Staff present at the 4/19/18 meeting were omitted from the minutes. The information will be added and revised minutes will be posted.

J. Viauso made a motion to approve the minutes with the attendance information inserted. P. Higgins seconded the motion which passed unanimously.

CORRESPONDENCE:

H. Smith said follow -up correspondence regarding an application before the CT Siting Council was received regarding the cellular equipment on the smokestack at 50 Maple Street (MIF Building). The Commission has requested that certain items be addressed.

He will follow up with the Siting Council and resubmit the Commissioner's previous comments as necessary.

OLD BUSINESS:

1. John Bencivengo Jr.-Applicant
Johnathan Smith- Owner
560 East Main St. (Chowder Pot)
Special Exception- Trailer Storage
Application #18-3.3
A/R 4/5/18 & PH set for 5/17/18

2. Total Estates LLC ,c/o Joshua Onofrio-Applicant & Owner
119 Cedar Street
Special Exception-Multi Family
Application #18-4.5
A/R 3/15/18 and PH set for 5/17/18

3. Adam Spilka-Applicant
Adam Spilka & Patricia Murphy-Owners
26 Summer Island Road
Coastal Site Plan-Single Family Home
Application #18-4.6
Tabled from 4/19/18

The Commission Tabled this item to the 5/17/18 meeting.

4. Joseph T. & Barbara A. Mascari-Applicants & Owners
1179 Main Street
Special Exception & Coastal Site Plan-Two Family Structure
Application#18-4.7
A/R & PH set for 5/17/18

NEW BUSINESS:

1. 26 Cherry Hill Rd, LLC- Applicant & Owner
26 Cherry Hill Road
ReSubdivision-(2 Lot)
Application #18-4.8
To be A/R & PH to be set

H.Smith reviewed both applications for the commission and suggested setting the Public Hearing at the 5/17/18 meeting. This will give the neighbors time to review the plans.

2. 26 Cherry Hill Rd, LLC- Applicant & Owner
26 Cherry Hill Road
Zoning Map Amendmec, johnnt/Master Plan Amendment-
PDD Modification
Application #18-4.9
To be A/R & PH to be set

3. Cornerstone Consulting Engineering & Architectural, Inc.(Agent)-
Casamay LLC- Applicant & Owner
1007-1021 West Main Street
Special Exception Modification- Fast Food Restaurant(Wendy's)
Application #18-5.1

H. Smith explained that the Commission approved this application last month as a Site Plan, but it should have been a Special Exception Modification. This was a typo on the application. The Applicant is requesting a waiver of the Public Hearing for this re application.

J. Chadwick made a motion to waive the Public Hearing. J. Lust seconded this and it was approved unanimously.

J. Lust made a motion to approve the Special Exception Application with the same conditions as the previously approved Site Plan and based on the same plans. J. Viaso seconded the motion which passed unanimously.

OTHER BUSINESS:

1. Planner's Report-
H. Smith said the Plan of Conservation & Development is progressing on schedule. They met on Tuesday, May 1 as a Special Meeting and Wednesday May 9 is scheduled for a Steering Committee Meeting. A first draft may be completed by then. A June meeting is tentatively planned. When the date is decided upon, he will let the Commission know.

2. Bond Release - 48 Harding Avenue- **H. Smith said the ZEO has asked that this be tabled to the next meeting.**

The meeting adjourned at 8:38 pm