



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, MAY 4, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J. Lust, J. Chadwick, F. Russo, P. Higgins, C. Andres, M. Palluzzi.
Commissioners Absent: J. Vaiuso, C. Kelly
Staff Present: H. Smith-Town Planner, R. Stoecker-Asst. Town Planner, M. Martin- Clerk

Chairperson Andres introduced the Commission and the Staff present.
M. Palluzzi read the Public Hearing Ad into the record.
Chairperson Andres reviewed the Public Hearing procedures.

REGULAR MEETING 7:00 P.M.

PUBLIC HEARINGS:

1. 26 Cherry Hill Road LLC-Applicant & Owner
26 Cherry Hill Road
Zoning Map Amendment/Master Plan Amendment-
PDD Modification
Application #17-3.2
A/R on 3/16/17, PH opened 4/20/17, PH continued to 5/4/17

Attorney Bernard Pellegrino; who is representing the Applicant spoke first. He noted there were some questions that were raised at the last meeting and he is able to provide some answers to them. He noted Attorney Chris Smith is away and has requested that the Public Hearing be kept open for at least two additional weeks.

He said the lot and the single family house will stay in the PDD. He noted he sent the Town Planner an email regarding that. He also submitted an updated Statement of Use this week that reflects that. He spoke briefly and mentioned the conservation easement as well as the blasting plan.

Matthew Ducsay (Milone & McBroom) spoke briefly and addressed some questions from the last meeting regarding elevations, steep slopes and wetlands with a drawing and a handout.

Tony Thompson (Plans Ahead) spoke next. He addressed previous questions regarding what the project will look like from Main Street.

The Commission had a brief discussion about the possible continuation of the Public Hearing.

PUBLIC INPUT:

No one spoke.

Chairperson Andres said this Application will be continued to the May 18 meeting.

2. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
Special Exception-Interior Lot
Application #17-3.4

A/R on 4/6/17, PH set for 5/4/17

Anthony Hendriks-(Hendriks Associates; Land Surveyors, Engineering & Land Use Consultants) represented the Applicant and gave a brief history of Patrick Lane. The Applicant is proposing to divide his property into two separate building lots. The properties meet all the Zoning Regulations.

R. Stoecker reviewed the staff report.

The commission had a short discussion.

PUBLIC INPUT:

1. Ron Glick-(Applewood Rd.)- He is an adjoining neighbor. He is opposed. He stated he just installed a pool right in the view of the proposed house. He requested that the house be situated on the lot so that the rear windows of the house don't face directly into his yard. He also asked for the garage to remain where it is proposed. He said since the adjoining lot has been cleared of all trees and vegetation he is requesting that tall arborvitae be planted to offer some screening.

No one else spoke.

Anthony Hendricks responded to the public comments and requested that the Public Hearing be kept open so the Applicant can address some of the Mr. Glick's concerns regarding landscaping and orientation of the house on the rear lot.

Chairperson Andres said the Public Hearing will be kept open and the item will be continued to the May 18 meeting.

3. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
ReSubdivision-One (Interior) Lot
Application #17-3.3
A/R on 4/6/17, PH set for 5/4/17

This item will be continued to the May 18 meeting.

4. Sachem Capital Partners, LLC.-
c/o John Villano-Applicant & Owner
698 Main Street
Special Exception-Office & Service Establishment
Application #17-3.5
A/R on 4/6/17, ZBA approved on 4/18/17, PH set for 5/4/17

Bob Criscuolo (Criscuolo Engineering) represented the Applicant. He noted Joe Sepot and John Villano were also present. He highlighted the application including landscaping, parking, drainage improvements and lighting.

Joe Sepot (Sepot Architect, South Montowese St) spoke next and reviewed his proposals for the renovation of the building.

R. Stoecker reviewed the Staff Report.

PUBLIC INPUT:

No one spoke.

Chairperson Andres closed the Public Hearing.

MINUTES: 04-20-17

P. Higgins was seated for J. Vauiso.

P. Higgins made a motion to approve the 4/20/17 meeting minutes as written. J. Chadwick seconded the motion which passed unanimously.

Return to Table:

1. Sachem Capital Partners, LLC.-
c/o John Villano-Applicant & Owner
698 Main Street
Special Exception-Office & Service Establishment
Application #17-3.5
A/R on 4/6/17, ZBA approved on 4/18/17, PH set for 5/4/17

P. Higgins made a motion to approve the application with the 6 conditions listed in the Staff Report as revised. M. Palluzzi seconded the motion which passed unanimously.

CORRESPONDENCE:

None

OLD BUSINESS:

1. Dow Realty c/o Jeffrey Dow- Applicant
Six Twenty Two Associates-Owner
618-622 Main Street
Site Plan- Personal Training
Application #17-4.1
A/R on 4/6/17, Tabled from 4/20/17

Jeff Dow represented the owner and highlighted the application. He noted it's a unique property with an industrial building in the rear. The property is currently under contract. He is proposing a cleanup of the building so a sale can move forward. He highlighted the parking and landscape plan.

R. Stoecker reviewed the Staff Report.

H. Smith reviewed the Site Plan and proposed some changes to the proposed conditions. .

The Commission had a brief discussion.

J. Chadwick made a motion to approve the application with the conditions listed in the Staff Report and the revisions by H. Smith. M. Palluzzi seconded the motion which passed unanimously.

2. Christine Bonito-Applicant
171 Stony Creek LLC. - Owner
171 Stony Creek Road
Special Exception (Grading Plan) & CAM
Application #17-4.2
A/R 4/20/17, PH set for 5/18/17
3. Robert Lillis-Martinez-Applicant
John D'Amato-Owner
83 School Ground Rd, aka
3 Research Drive (Unit 8)
Special Exception - Indoor Recreational Use (Fitness Training)
Application #17-4.3
A/R 4/20/17, PH set for 5/18/17
4. Vincent Giordano-Applicant
Queach Corp. - Owner
434 East Main Street
Special Exception- (Contractor's Yard)
Application #17-4.4
A/R 4/20/17, PH set for 5/18/17

NEW BUSINESS:

1. Joel Laub- Applicant
LAM Properties (Thomas Holeva)-Owner
998 West Main Street
Special Exception- Car Sales
Application #17-5.1
To Be A/R & PH to be set

The Commission A/R and set the Public Hearing for June 1.

2. Wayne Sandford- Applicant
Branford Electric Railway Association-Owner
46-52 Alex Warfield Road
Special Exception- Wood Shop
Application #17-5.2
To be A/R & PH to be set

The Commission A/R and set the Public Hearing for June 1.

J. Lust made a motion to waive the A-1 Survey requirement. J. Chadwick seconded the motion.

3. Mitchell Koff- Applicant
RCG Associates, LLC. (Lori Pascarella)-Owner
151 West Main Street
Site Plan-Fast Food Restaurant
Application #17-5.3
To be A/R

The Commission A/R and Tabled this application to the 5/18/17 meeting.

OTHER BUSINESS:

1. Report on research re: development potential within R-1 zones based on current Zoning Regulations.

H. Smith reviewed a series of AIS maps. of the Town Center area, pointing out the R-1 zones and parcels with single family homes, 8,000 sq. ft. lot as well as parcels with two family homes that could become non-conforming if the Commission increased the minimum lot area per dwelling unit requirement from 4,000 sq. ft. to 6,000 sq. ft. He reviewed the history of the Moratorium and the research regarding the development potential within the R-1 zone.

The Commission had a discussion and asked some questions.
H. Smith said the staff needed to do more analysis on this topic.

2. Considerations for Zoning Regulations Amendments to the R-1 zone.

Possibilities for zoning regulation amendments to address tear downs of single families in the R-1 were discussed.

3. Planner's Report

H. Smith noted the TOD Steering Committee is meeting May 16 with the first public workshop scheduled for May 22. He will keep the Commission updated as more information becomes available.

The meeting adjourned at 9:28 p.m.