



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY MAY 7, 2020 REGULAR MEETING 7:00 P.M. *Held by Remote Technology* *As authorized by Executive Orders 7B and 7I.*

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

The meeting started at 7:30 p.m.
Chairperson Andres introduced the Commission and Staff.
Asst. Town Planner K. Piazza reviewed the Zoom meeting procedures.
Chairperson Andres reviewed the Public Hearing procedures.

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 from 4/16/20

Chris Gagnon (BL Companies) was present along with the Applicant. He spoke first and gave a brief presentation of the proposed project which consists of a 20 thousand square foot one story medical office/lab building. He noted they will hold the Public Hearing open to the next meeting (5-21-20) and they will send out letters to the abutters again to give them an opportunity to respond if needed.

H. Smith then summarized the Staff Report.

PUBLIC INPUT: No one spoke.

The Public Hearing is continued to the 5/21/20 meeting.

MINUTES: 4/2/20 & 4/16/20

The 4/2/20 minutes will be continued to the next meeting.

J. Chadwick made a motion to approve the 4/16/20 meeting minutes as written.
J. Lust seconded the motion which passed unanimously.

CORRESPONDENCE:

A letter was received from Wayne Cooke requesting an informal meeting with the Commission to discuss possible development of some East End properties.

The Commission discussed this briefly and advised H. Smith to ask for more information regarding what properties would be developed and the intended uses.

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 from 4/16/20, PH set for 5/21/20

Chairperson Andres noted he is recusing himself from this application and Commissioner P. Higgins will be seated for him. He will listen to the audio of any prior meetings he missed.

2. Sound Development Group, LLC-Applicant
Melissa Maturo, et al-Owner
1151 West Main Street
Special Exception/Site Plan/ Coastal Site Plan – For development of a bank and grocery store and associated grading and earth movement
Application #20-3.3
To be A/R, PH to be set

The Commission advised Staff to set the Public Hearing date for this application.

3. 8 Howd, LLC
c/o Nicholas Fischer-Applicant & Owner
8 Howd Avenue
Special Exception & Coastal Site Plan - Two-Family House
Application #20-3.2
A/R 4/2/20, PH set for 5/21/20

NEW BUSINESS:

1. Statewide Development LLC,
c/o Robert Pesapane-Applicant & Owner
41 Brainerd Road
4 Lot Resubdivision
Application #20-4.3
To be A/R, PH to be set

The Commission advised Staff to set the Public Hearing date.

2. Matt & Lisa Pasco-Applicant & Owner
25 Fenway Road
Special Exception & Coastal Site Plan-Single family home & installation of flood ports and retaining wall within 100 ft. of critical coastal resources
Application #20-5.1
To be A/R, PH to be set

The Commission advised Staff to set the Public Hearing date.

OTHER BUSINESS:

1. Informal Discussion - Anchor Reef PDD Modification-proposed "Mariner's Landing".

Attorney Marjorie Shansky started the discussion noting this project is a modification to the PDD (Planned Development District) and would be a mixed use with 147 residential units.

Mike Ott (Summer Hill Civil Engineers & Land Surveyors, P,C.) showed some aerial photos and the layout of the project. He said the proposed development would consist of four new residential buildings with 147 units and a sidewalk network and parking areas which he reviewed. There will also be public access to the waterfront with the existinbg dock, a pool and cabana area.

Doug Kycia (Douglas Kycia Landscape Architects) then reviewed the proposed landscape plan.

Ken Boroson(Kenneth Boroson Architects) highlighted the color drawings of the different building designs proposed.

The Commissioners had a brief discussion and offered comments.

Sal Marotolli (Mariner's Landing LLC) commented.

H. Smith noted this project would double the density of the current PDD and spoke of the possibility of affordable units.

Attorney Marjorie Shansky commented on the density and noted that this project supports public transit.

2. Time Extension Request for 8 Fellsmere Farm Road

H. Smith explained this application was for regrading for a new single family house. The applicant is requesting a one year time extension for the work to be completed.

J. Lust made a motion to approve the one year time extension.

J. Chadwick seconded the motion which passed unanimously.

3. Time Extension Request for PZ#14-10.3 (Special Exception) for 6-12 Business Park Drive
Attorney Bob Harrington represented the applicant and read the request for a time extension for the Commissioners. He noted the original approval expired and the applicant did not request a time extension before the expiration. They are requesting a 5 year time extension to complete the work.

J. Vaiuso made a motion to approve the 5 year time extension to December 4, 2024.

M. Palluzzi seconded the motion which passed unanimously.

4. Planner's Report

H. Smith spoke of an article specifically calling for restaurants to use some of their unused parking area for outdoor dining. To allow this, modifications to the Zoning Regulations are needed. He noted that an Executive Order from the Governor come forward soon addressing the issue. He asked the Commission if they would support this idea and would they be agreeable to temporarily suspending the Zoning Regulations to allow this.

The Commission agreed this would be a good idea. They agreed that they should try to assist local businesses.

The meeting adjourned at 9:48 p.m.