



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY NOVEMBER 19, 2020 REGULAR MEETING 7:00 P.M.

To Be Held by remote technology as authorized by Executive Orders 7B and 7I.

Commissioners Present: C. Andres, F. Russo, P. Higgins, J. Vaiuso, M. Palluzzi, J. Chadwick,
J. Lust

Commissioners Absent: M. Liguori

Staff Present: H. Smith (Town Planner), K. Piazza (Asst. Town Planner), M. Martin (clerk)

Chairperson Andres introduced the Commissioners and Staff present.

He then asked the Commissioners if they were able to attend a Special Meeting on 12/3/20 to discuss the Anchor Reef and the Mariners Landing projects.

Commissioner J. Lust noted he is recusing himself from these applications. All the other Commissioners are able to attend this meeting.

Chairperson Andres reminded everyone that no deliberations were going to take place at this meeting but will be at the 12/3/20 Zoom meeting at 7 p.m.

He then said that two of the Commissioners need to leave early so, he would like to change the order of the agenda. He asked if everyone is agreeable to hearing Old Business items 3, 4, 5 and 6 first.

This is the project on East Main Street (old Days Inn site).

He polled the Commissioners and everyone agreed.

J. Chadwick made a motion to move Old Business items 3, 4, 5, and 6 to the beginning of the agenda. J. Lust seconded the motion which passed unanimously.

PUBLIC HEARINGS:

1. Mariners Landing LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
Site Plan & Coastal Site Plan- Mixed Use Development
Application # 20-6.1
A/R 6/4/20, Decision Required by Date: same as Application #20-6.3
2. Mariners Landing, LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
3 Lot Resubdivision
Application # 20-6.2
A/R 6/4/20, PH opened 7/16/20, continued from 11/05/20
Public Hearing must close by: 11/17/20 (35 +90 days-EO 7I), Time Extension to 11/19/20 granted by Applicant

3. Mariners Landing, LLC, c/o Sal Marottoli-Applicant
Anchor Reef Club at Branford, LLC c/o J. Ziegler-Owner
60 Maple Street
PDD Modification/Master Plan Amendment- Mixed Use Development
Application # 20-6.3
A/R 6/4/20, PH opened 7/16/20, continued from 11/05/20 from 9/17/20
Public Hearing must close by: 11/17/20 (35 +90 days-EO 7I), Time Extension to 11/19/20
granted by Applicant

Chairperson Andres noted that the 3 Mariner's Landing Applications will be heard together. He mentioned there were a few outstanding issues.

Attorney Marjorie Shansky was present along with Sal Marotelli, Mike Ott, Dave Sullivan, Robert Sachs and Ken Borson and Ryan Chmielowski. She noted all the items that they submitted since the last Planning & Zoning meeting.

H. Smith said newer plans were submitted the night before the meeting and the Commission has not reviewed them yet. He also said that there are over 100 exhibits in the record so far and that the Town Engineers Information will be included in the record as well.

PUBLIC INPUT:

- 1) Perry Maresca-(Chair of the EDC) said he has been a citizen of Branford since 1961. He said he revisited the site and gave his thoughts. He said the area is longing for improvement .He spoke of the tax benefits and urged the Commission to approve the project.
- 2) Anthony Alfone- He echoed Parry Maresca's comments and said he supports the project.
- 3) Elyce Segal- She said she is a 20 year resident and thinks it's a beautiful project and she's looking forward to it.
- 4) Ray Ingraham- (Indian Neck Ave. resident) He also echoed Parry Maresca's comments saying he is in favor of the project.

Chairperson Andres closed the Public Hearings for Applications #20-6.1, #20-6.2 and #20-6.3.

4. Vox Church c/o Tom Holeva-Applicant
131 Commercial Pkwy LLC c/o Robert Sachs-Owner
131 Commercial Pkwy- Bldg. 4
Special Exception- House of Worship
Application #20-8.4
A/R 9/3/20 & PH opened 10/1/20, continued from 11/05/20

Attorney Marjorie Shansky was present along with the Applicant, Tom Holeva.

PUBLIC INPUT:

- 1) Perry Maresca-(Chair of EDC) Said he supports the project and notes it's a good source of tax revenue.

Chairperson Andres closed the Public Hearing.

5. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner

41 Brainerd Road
Special Exception for Grading (Section 6.8) for Lot 2
Application #20-9.6
10/15/20 & PH set for 11/19/20

6. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road & 54 Kenyon
Special Exception for Grading (Section 6.8) for Lot 3
Application #20-9.7
A/R 10/15/20 & PH set for 11/19/20

7. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road & 54 Kenyon
Special Exception- Grading (Section 6.8) for Lot 4
Application #20-9.8
A/R 10/15/20 & PH set for 11/19/20

Chairperson Andres noted that Public Hearing numbers 5, 6 and 7 would be discussed together.

Jim Gallagan (Nafis & Young) represented the applicant and reviewed the applications, explaining they are required for grading.

K. Piazza reviewed the Staff Report.

PUBLIC INPUT:

- 1) Tricia Anderson- (RTM Member) – said she wanted to thank Statewide Development for cleaning up the lot from debris and an old mattress. She is also glad they are considering the wetlands.

Chairperson Andres closed the Public Hearing for Items number 5, 6 and 7.

8. Ashley Kelley Flynn-Applicant
Sean Flynn & Ashley Kelley Flynn- Owners
65 Applewood Road
Special Exception- Accessory Apartment
Application #20-11.1
A/R and PH set for 11/19/20

The owner Sean Flynn explained the proposal is to build a 3 car garage with an in law apartment above

It. He said currently they have a 2 car garage that is unusable.

K. Piazza briefly reviewed the application.

MINUTES: 10/15/20 & 11/5/20

J. Chadwick made a motion to approve the 10/15/20 meeting minutes with the correction noted.

P. Higgins seconded the motion which passed unanimously.

F. Russo made a motion to approve the 11/5/20 meeting minutes as written.

P. Higgins seconded the motion which passed unanimously.

CORRESPONDENCE:

H. Smith noted he sent an email to a resident (Matthew O'Buck) who was objecting to a house being built at 9 Lewis Drive. He resides next door. He had previously requested to be put on the agenda for the 11/5/20 meeting and was present at the meeting but H. Smith did not see him. He explained to Mr. O' Buck that his option was to file an appeal of the Zoning Officer's decision to approve the zoning permit thru the Zoning Board of Appeals.

RETURN TO TABLE:

1. Vox Church c/o Tom Holeva-Applicant
131 Commercial Pkwy LLC c/o Robert Sachs-Owner
131 Commercial Pkwy- Bldg. 4
Special Exception- House of Worship
Application #20-8.4
A/R 9/3/20 & PH opened 10/1/20, continued from 11/05/20

J. Chadwick approved the application with the Conditions and Findings 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.
2. 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 Site Plan Application Requirements per section 9.6.

CONDITIONS

1. Prior to the commencement of any site preparation including, demolition and grading the following shall be completed:
 - a. Submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford pursuant to Section 6.8.F.1 of form, content, and amount as determined by the Town Planner or Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Counsel, except that this financial guarantee shall not be in the form of a surety bond.
 - b. Erosion and sediment control measures shall be installed consistent with the approved plan set and the satisfaction of the Zoning Enforcement Officer.

2. Prior to the issuance of a zoning permit or zoning authorization of a building permit the following shall be completed or addressed:
 - a. The pole lighting height shall be adjusted so as to create “0” footcandles at the property line. Sheet SL-1 shall be amended to include the revision.
 - b. Submittal of a Financial Guarantee to ensure the survival of plant materials in favor of the Town of Branford pursuant to Section 6.3.M.3 of form, content, and amount as determined by the Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.
 - c. All revisions to these Approved Plans shall be submitted as part of a complete set of all of the most current Approved Plans with all sheets stamped/sealed and signed by the professionals responsible for their preparation, three full-size paper copies of which shall be submitted for review.
 - d. The proposed 20’ sewer easements depicted on the Site Grading and Utility Plan (Sheet 4 of 5) shall be reviewed and approved by the Town Engineer and Town Counsel and filed on the land records. Proof of filing shall be included with the building permit.

3. Prior to the issuance of a Certificate of Occupancy the following shall be completed or addressed:
 - a. The proposed sidewalks, as depicted on the Site Layout Plan, Sheet 3 of 5 shall be installed to the satisfaction of the Town Engineer and Zoning Enforcement Officer or a financial guarantee for its installation established in favor of the Town of Branford pursuant to Section 9.6.G(2) of form, content, and amount as determined by the Town Planner or Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Counsel, except that this financial guarantee shall not be in the form of a surety bond.
 - b. All landscaping shall be installed to the satisfaction of the Zoning Enforcement Officer and in conformance with the landscaping plan as amended by the conditions established by this approval.

4. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented and any additional measures to control soil land erosion determined to be necessary to address conditions during construction.10)

5. To ensure continued compliance with the Zoning Regulations (Section 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.11)

6. To reduce glare, all fixtures shall be demonstrated to meet the IES full-cutoff definition unless they are emergency lights or very low level accent lights (less than 900 lumen output – less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 Kelvin (K). Information on all

building mounted light fixtures shall be provided including cut sheets with all model choices indicated on a photometric plan including that includes a schedule providing information on the different types of fixture (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.

7. All construction, site work, and architectural design of the proposed building on the subject property is limited to and shall substantially follow that depicted on the most recently submitted revisions of the submitted plans and documents ("Approved Plans") except as they may be modified to conform to the requirements of this approval or be further modified by the Planning & Zoning Commission or be modified for, construction related, minor changes approved by the Town Planner per Section 9.6.B.5.
8. No additional signage or new or replacement lighting shall be installed without Planning or Zoning Commission approval, or that of its staff whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.

M. Palluzzi seconded the motion which was approved unanimously.

2. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road
Special Exception for Grading (Section 6.8) for Lot 2
Application #20-9.6
10/15/20 & PH set for 11/19/20

J. Chadwick made a motion to approve the application with the Finding and Conditions below:

FINDING:

- 1) Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed grading and earth removal activities of the property is consistent with the Special Exception Criteria (Section 6.8 & 9.8)

CONDITIONS:

- 1) Prior to the start of any construction activity, including grading & vegetation removal the following shall be addressed:
 - a. All erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
 - b. A note shall be added to each of the site plans (lot two, lot three and lot four) indicating that the contractor shall be responsible for conducting all grading activities in compliance with Section 6.8 of the Zoning Regulations.
 - c. A pre-construction meeting shall be held within the Zoning Enforcement Officer, Applicants engineer, wetland scientist, site contractor and the Inland Wetlands Agent which may be coordinated and combined with the pre-construction/erosion control inspection required by the 8/26/2020 Inland Wetlands and Watercourses Agency approval.

- d. Consistent with the Subdivision approval, submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford, pursuant to Section 6.8.F.1 of form, content and amount as determined by the Town Planner or Zoning Enforcement Officer as may be advised by the Town Engineer and/or Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.
 - e. Submittal of a Financial Guarantee to ensure the survival of plant materials in favor of the Town of Branford pursuant to Section 6.3.M.3 of form, content, and amount as determined by the Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond. Any such bond shall be based on the tree planting plan required as part of the subdivision approval.
- 2) The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.
 - 3) Sheet 2, note "A" shall be amended to reflect the 2002 edition not 1985 per section 6.10.C of the Zoning Regulations.
 - 4) Operation of heavy vehicles or machinery shall not take place before 7:30 a.m. or after 7:30 p.m. Monday through Saturday or at any time on Sundays.
 - 5) Slopes shall be maintained during construction so as not to exceed one foot rise for two feet of horizontal distance whenever construction is suspended for more than two weeks.
 - 6) Blasting activity is not approved as part of this application and shall require a modification to the approval from the Planning and Zoning Commission.
 - 7) As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.
 - 8) An As-Built plan shall be submitted demonstrating compliance with this approval and shall be approved by the Town Engineer per Section 6.8.H.1 prior to the zoning authorization for a Certificate of Occupancy or issuance of a Certificate of Zoning Conformance.
 - 9) All existing conditions of approval relating to the properties described in these applications shall remain in effect.

P. Higgins seconded the motion which passed unanimously.

3. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road & 54 Kenyon
Special Exception for Grading (Section 6.8) for Lot 3
Application #20-9.7
A/R 10/15/20 & PH set for 11/19/20

P. Higgins made a motion to approve the application with the Findings & 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 grading and earth removal activities of the property is consistent with the Special Exception Criteria. (Section 6.8 & 9.8)

CONDITIONS:

- 1) Prior to the start of any construction activity, including grading & vegetation removal, the following shall be addressed:
 - a. All erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
 - b. A note shall be added to each of the site plans (lot two, lot three and lot four) indicating that the contractor shall be responsible for conducting all grading activities in compliance with Section 6.8 of the Zoning Regulations.
 - c. A pre-construction meeting shall be held within the Zoning Enforcement Officer, Applicants engineer, wetland scientist, site contractor and the Inland Wetlands Agent which may be coordinated and combined with the pre-construction/erosion control inspection required by the 8/26/2020 Inland Wetlands and Watercourses Agency approval.
 - d. Consistent with the Subdivision approval, submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford, pursuant to Section 6.8.F.1 of form, content and amount as determined by the Town Planner or Zoning Enforcement Officer as may be advised by the Town Engineer and/or Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.
 - e. Submittal of a Financial Guarantee to ensure the survival of plant materials in favor of the Town of Branford pursuant to Section 6.3.M.3 of form, content, and amount as determined by the Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond. Any such bond shall be based on the tree planting plan required as part of the subdivision approval.
- 2) The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.
- 3) Sheet 2, note "A" shall be amended to reflect the 2002 edition not 1985 per section 6.10.C of the Zoning Regulations.
- 4) Operation of heavy vehicles or machinery shall not take place before 7:30 a.m. or after 7:30 p.m. Monday through Saturday or at any time on Sundays.

- 5) Slopes shall be maintained during construction so as not to exceed one foot rise for two feet of horizontal distance whenever construction is suspended for more than two weeks.
- 6) Blasting activity is not approved as part of this application and shall require a modification to the approval from the Planning and Zoning Commission.
- 7) As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.
- 8) An As-Built plan shall be submitted demonstrating compliance with this approval and shall be approved by the Town Engineer per Section 6.8.H.1 prior to the zoning authorization for a Certificate of Occupancy or issuance of a Certificate of Zoning Conformance.
- 9) All existing conditions of approval relating to the properties described in these applications shall remain in effect.

J. Chadwick seconded the motion which passed unanimously.

4. Statewide Development LLC, c/o
Robert Pesapane-Applicant & Owner
41 Brainerd Road & 54 Kenyon
Special Exception- Grading (Section 6.8) for Lot 4
Application #20-9.8
A/R 10/15/20 & PH set for 11/19/20

P. Higgins made a motion to approve the application with the Finding and Conditions below:

FINDING:

- 1) Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed grading and earth removal activities of the property is consistent with the Special Exception Criteria (Section 6.8 & 9.8)

CONDITIONS:

- 1) Prior to the start of any construction activity including grading & vegetation removal the following shall be addressed:
 - a. All erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.

- b. The lot four Site Plan shall be amended to include the proposed grades and revise the lot frontage to accurately reflect existing conditions. Such plans shall be submitted to the Planning and Zoning Office.
 - c. A note shall be added to each of the site plans (lot two, lot three and lot four) indicating that the contractor shall be responsible for conducting all grading activities in compliance with Section 6.8 of the Zoning Regulations.
 - d. A pre-construction meeting shall be held within the Zoning Enforcement Officer, Applicants engineer, wetland scientist, site contractor and the Inland Wetlands Agent which may be coordinated and combined with the pre-construction/erosion control inspection required by the 8/26/2020 Inland Wetlands and Watercourses Agency approval.
 - e. Consistent with the Subdivision approval, submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford, pursuant to Section 6.8.F.1 of form, content and amount as determined by the Town Planner or Zoning Enforcement Officer as may be advised by the Town Engineer and/or Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.
 - f. Submittal of a Financial Guarantee to ensure the survival of plant materials in favor of the Town of Branford pursuant to Section 6.3.M.3 of form, content, and amount as determined by the Zoning Enforcement Officer as he may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond. Any such bond shall be based on the tree planting plan required as part of the subdivision approval.
- 2) The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.
 - 3) Sheet 2, note "A" shall be amended to reflect the 2002 edition not 1985 per section 6.10.C of the Zoning Regulations.
 - 4) Operation of heavy vehicles or machinery shall not take place before 7:30 a.m. or after 7:30 p.m. Monday through Saturday or at any time on Sundays.
 - 5) Slopes shall be maintained during construction so as not to exceed one foot rise for two feet of horizontal distance whenever construction is suspended for more than two weeks.
 - 6) Blasting activity is not approved as part of this application and shall require a modification to the approval from the Planning and Zoning Commission.
 - 7) As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.

- 8) An As-Built plan shall be submitted demonstrating compliance with this approval and shall be approved by the Town Engineer per Section 6.8.H.1 prior to the zoning authorization for a Certificate of Occupancy or issuance of a Certificate of Zoning Conformance.
- 9) All existing conditions of approval relating to the properties described in these applications shall remain in effect.

J. Chadwick seconded the motion which passed unanimously.

5. Ashley Kelley Flynn-Applicant
Sean Flynn & Ashley Kelley Flynn- Owners
65 Applewood Road
Special Exception- Accessory Apartment
Application #20-11.1
A/R and PH set for 11/19/20

J. Chadwick made the motion to approve the application with the Finding & Condition below:

FINDING:

- 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.

CONDITIONS:

- 1) Prior to the issuance of a zoning permit or zoning authorization of a building permit, and prior to the demolition of the existing structure the following shall be addressed to the satisfaction of the Zoning Enforcement Officer:
 - a. The owner of the accessory apartment property must file a deed restriction on the land records requiring that the unit, if rented be rented at or below process that would qualify the apartment as “affordable housing” as defined by CGS Section 8-30G. The deed restriction is to be reviewed by the Town Counsel with evidence that the recording of the executed deed is the deed restriction version approved by Town Counsel.
- 2) All construction, site work, and architectural modifications to the existing buildings on the subject property is limited to and shall substantially follow that depicted on the most recently submitted revisions of the submitted plans and documents (“Approved Plans”) except as they may be modified to conform to the requirements of this approval, or be further modified by the Planning and Zoning Commission or be modified for, construction related, minor changes.

P. Higgins seconded the motion which passed unanimously.

OLD BUSINESS:

1. Tidal Basin, LLC., c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue

PDD Modification/Master Plan Amendment- Residential Development as a use in place of an approved hotel use

Application #20-5.4

A/R 6/4/20, PH closed on 9/17/20, Tabled from 11/5/20

2. Tidal Basin, LLC. c/o Edward Crowley-Applicant & Owner
4-6 Indian Neck Avenue
Site Plan Modification & Coastal Site Plan- Residential Development as a use in place of an approved hotel use
Application #20-5.3
A/R 6/4/20, Tabled from 10/1/20
Decision Required by Date: same as Application #20-5.4

The commission discussed Application #20-8.12 (Zoning Regulation Amendment) first. H. Smith reviewed the staff memo and the changed language of the text.

J. Vaiuso made a motion to approve Application #20-8.12 for a Zoning Regulation Amendment –Modifications to Section 5.4.E with the new text to read as follows:

Notwithstanding anything in these regulations to the contrary, when the proposed building incorporates a gable roof design the maximum building height shall be forty-two feet (42'), with an effective date of 12/5/20.

J. Lust seconded the motion which passed unanimously.

3. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
367,373-375 & 377 East Main Street
PDD/ Master Plan Amendment-Mixed Use Development
Application #20-8.9
A/R on 9/3/20 & PH opened 10/1/20, PH closed 11/5/20

The Commission discussed Application #20-8.9 for the PDD/Master Plan Amendment next. H. Smith reviewed the resolution which he displayed.

J. Lust made a motion to adopt the Resolution below for this application with an effective date of 12/7/20.

J. Vaiuso seconded the motion which passed unanimously.

RESOLUTION

#s 367, 373-375 and 377 East Main Street

Planned Development District (PDD) ESTABLISHMENT PETITION & MASTER PLAN APPROVAL APPLICATION # 20-8.9

WHEREAS, on August 25, 2020 Metro 375, LLC and Metro Star Company, LLC (the "Applicant") submitted an application with respect to property known as 367, 373-375 and 377 East Main Street for a Planned Development District (a "PDD") and Master Plan approval (the "Application") pursuant to Section 5.4 and 9.10 of the Branford Zoning Regulations for establishment of a PDD; and

WHEREAS, the Application was received by the Town of Branford Planning and Zoning Commission ("Commission") for review on September 3, 2020; and

WHEREAS, the development will consist of six (6) buildings, with approximately 5,234 square feet of commercial space and approximately 144 residential dwelling units; and

WHEREAS, a public hearing on the Application, after due notice, was opened on October 1, 2020, continued to October 15, 2020, and further continued to (and closed) November 5, 2020 at which public hearing testimony was heard and exhibits were received by the Commission (the "Public Hearing"); and

WHEREAS, in accordance with the requirements of Section 9.10.F.5 of the Zoning Regulations, the Commission requested statements from the Town Sanitarian, the Police Commission, the Fire Marshal, and the Town Engineer regarding the Application; and

WHEREAS, the Application was amended to include revised civil engineering plans and associated documents and an offer (Affordable Housing Offer) to dedicate eight of the proposed dwelling units ("Affordable Units") via the mechanisms or legal instruments required by C. G. S. Section 8-30g(k)(3) to allow the Affordable Units to be credited towards the dwelling units eligible to be counted towards the ten percent (10%) threshold set in the above referenced C. G. S. Section that determines the applicability of the affordable housing appeals procedure specified in C. G. S. Section 8-30g, and

WHEREAS, the Commission has approved an amendment to Section 5.4.E of the Zoning Regulations to allow two of the buildings with gable roof elements to extend to forty-two (42") in height; and

WHEREAS, as part of a Staff Report for the October 1, 2020 Commission meeting the Town Planner submitted into the record of this application a proposed revised list of allowed uses for the PDD (Attachment B to Exhibit 16) and the Applicant noted in a letter dated October 28, 2020 from their Professional Engineer David Sacco of TPA Design Group (Exhibit 25) that they do not object to modifying the proposed uses for the PDD as recommended by staff; and

WHEREAS, as part of a Staff Report for the October 1, 2020 Commission meeting (Exhibit 16) the Town Planner submitted into the record of this application a recommendation that the density level of residential development be set at twenty-four (24) dwelling units per acre for this PDD and the Applicant noted in a letter dated October 28, 2020 from their Professional Engineer David Sacco of TPA Design Group (Exhibit 25) that they took no exception to this recommendation; and

WHEREAS, as part of a Staff Report for the October 1, 2020 Commission meeting (Exhibit 16) the Town Planner submitted into the record of this application a recommendation that the Floor Area Ratio (FAR) for this PDD be set at .55 and that the Maximum Lot Coverage be established at 30% (or .30) and the Applicant noted in a letter dated October 13, 2020 from their Professional Engineer David Sacco of TPA Design Group (Exhibit 18) that they had revised the zoning table in the submitted plans accordingly; and

WHEREAS, two pre-existing billboards are currently located on the property, one of which is proposed on the plans as to be demolished and the other proposed to be retained; and

WHEREAS, the Commission deliberated on the Application as amended by the Affordable Housing Offer and other representations made by the Applicants at the Public Hearing as well

as revised plans and other documents submitted through the close of the Public Hearing (the "Amended Application"); and

WHEREAS, in its deliberations on the Amended Application, the Commission considered the public testimony and exhibits received at the Public Hearing, their knowledge of the Site and gave due consideration to all of the factors required to be considered under Title 8 of the Connecticut General Statutes, the Zoning Regulations, the Comprehensive Plan, and the 2019 Town of Branford Plan of Conservation and Development ("POCD"); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Commission finds that the proposed modification to the uses and layout of the proposed development as set forth in the Amended Application is consistent with and conforms to Section 5.4.A of the Regulations, Section 9.10.F of the Regulations, the Comprehensive Plan, and that the POCD has been considered in the rendering of a decision on this application;

AND, BE IT FURTHER RESOLVED THAT, the Commission finds, in accordance with Section 9.10.F of the Regulations, that:

- (1) Another existing zoning district could not be appropriately established to accomplish such purposes;
- (2) The petitioner has provided, where appropriate, for the continued maintenance of the development in general, including those open space and recreational areas not dedicated for general public use;
- (3) The streets and drives will be suitable and adequate to accommodate anticipated traffic and projected development intensity will not generate traffic in such amounts as to overload the street system in the area;
- (4) The existing and proposed utility services are adequate for the proposed development and the utilities and drainage have been so arranged as to not overburden the capacity of the facilities connected therewith.

AND, BE IT FURTHER RESOLVED THAT, the Commission hereby approves and adopts the Amended Application to establish the PDD as proposed except as modified below and to approve the most recently submitted plans as the Master Plan for this PDD pursuant to the Zoning Regulations, subject to the following conditions:

1. The Affordable Housing Offer shall be further modified and clarified as part of the review and any approval of the associated Site Plan application (#20-8.10) to include the requirements necessary for the implementation of the Affordable Housing Offer.
2. The uses for this PDD shall only include the following as understood to be defined by their listing in Section 4.8 of the Zoning Regulations and as may be defined in Section 2.2 of the Zoning Regulations:
 - a. By Site Plan approval:
 - i. Multi-family development;
 - ii. Retail (< 3,000 square feet in floor area);
 - iii. Retail (greater than or equal to 3,000 square feet but less than 20,000 square feet in floor area);
 - iv. Personal service establishment (hair, nails, tailoring, tanning, tattoos, massage);
 - v. Printing, publishing, and engraving establishments (within the interior of a building including any incidental assembly) < 5,000 in floor area;
 - vi. General or business office;

- vii. Medical or dental office, clinic or laboratory;
 - viii. Banks and financial institutions;
 - ix. Restaurant, fast food – without drive-through; and
 - x. Town of Branford buildings, facilities and uses.
- b. By Special Exception approval:
- i. Retail limited;
 - ii. Service establishment (repair, rental and/or service of any item, except automobiles, trucks and trailers, that is allowed to be sold in the Limited Business (BL) zoning district);
 - iii. Self-service automatic laundry and on-site washing service; and
 - iv. Restaurant, table service (excludes fast-food restaurant and drive-through window).
- c. Accessory Uses by Zoning Permit approval:
- i. Minor home-based business (home office and home occupation) per definition in Section 3.10.B.
3. The density level of residential development shall be no more than twenty-four (24) dwelling units per acre.
4. Items noted on Exhibits “A” and “B” attached to the “Master Plan Application” narrative including, but not limited to, Proposed Total Lot Area Standard of 20,000 square feet (delete), the proposed Building Height Standard (and note) of 40 feet (delete), and Lot Area Per Unit standards (delete), that are inconsistent with this approval shall be eliminated or adjusted as necessary to address the requirements of this approval.
5. The maximum Floor Area Ratio (FAR) shall be .55.
6. The maximum Lot Coverage shall be .30.
7. The following changes to this PDD Modification/ Master Plan Amendment approval shall require the approval of an amendment to this PDD modification/Master Plan Amendment through the Zoning Map Amendment process pursuant to Section 5.4.C.3 (3):
- a. Any change in the use of Buildings other than “A” to non-residential use.
8. Only in the event of a requirement placed by the Commission on a future change of use application for the #379 East Main Street property to interconnect to the development approved in this application, the Commission may require, as a requirement of any Site Plan approval granted under this PDD, the Applicant to provide an easement and/or other legal instruments noted in Section 5.3.D.3 (1) and (3) of the Zoning Regulations (as amended through December 5, 2019) to provide for a vehicular access interconnection between the property subject to this application and the property to the northeast indicated on the submitted plans a # 379 East Main Street and to construct the portion of such access on its property in such a location as to minimize cost and impact on this proposed development.
9. The Commission may as a requirement of any Site Plan approval granted under this PDD require the Applicant to provide or modify any existing easement and/or other legal instruments noted in Section 5.3.D.3 (1) and (3) of the Zoning Regulations as amended through December 5, 2019, to provide for the existing vehicular access interconnection between the property subject to this application and the property indicated on the submitted plans as # 365 East Main Street.

AND, BE IT FURTHER RESOLVED THAT, this Resolution and the approvals and adoptions set forth herein shall be stated upon the record of the Commission and have an effective date of December 7, 2020.

Moved by: J. Lust Seconded By: J. Vaiuso

Vote for the Resolution: J. Lust, J. Chadwick, J. Vaiuso, M. Palluzzi, C. Andres

Vote against the Resolution: None

4. Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
367,373-375 & 377 East Main Street
Site Plan - Mixed Use Development
Application #20-8.10
A/R 9/3/20 & PH opened 10/1/20, PH closed 11/5/20

5. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
367,373-375 & 377 East Main Street
Special Exception- Grading & Earth Removing Activities (Section 6.8)
Application #20-10.1
A/R 10/1/20 & PH opened 10/15/20, PH closed 11/5/20

The Commission discussed Application #20-8.10 for a Site Plan and Application# 20-10.1 for a Special Exception together.

H. Smith reviewed the Resolution.

The approved Resolution is below:

RESOLUTION

#'s 367, 373-375 and 377 East Main Street

Planned Development District (PDD) Site Plan and Special Exception

Approval Applications # 20-8.10 & 20-10.1

WHEREAS, on August 25, 2020 Metro 375, LLC and Metro Star Company, LLC (the "Applicant") submitted a Planned Development District (a "PDD") Site Plan application with respect to property known as 367, 373-375 and 377 East Main Street (the "Application") pursuant to Section 5.4 and 9.6 of the Branford Zoning Regulations for approval of a PDD Site Plan pending approval of the related Planned Development District (a "PDD") and Master Plan approval PDD of a PDD; and

WHEREAS, the Application was received by the Town of Branford Planning and Zoning Commission ("Commission") for review on September 3, 2020; and

WHEREAS, on October 1, 2020 the Applicant submitted a Special Exception application pursuant to Section 6.8 of the Zoning Regulations for proposed grading and earth movement activity associated with the Application with respect to property known as 367, 373-375 and

377 East Main Street (the “Properties”) with which it has been considered by the Commission (the “Combined Applications”); and

WHEREAS, the Application was received by the Town of Branford Planning and Zoning Commission (“Commission”) for review on October 15, 2020; and

WHEREAS, the development will consist of six (6) buildings, with approximately 5,234 square feet of commercial space and approximately 144 residential dwelling units; and

WHEREAS, a public hearing on the Application, after due notice, was opened on October 1, 2020, continued to October 15, 2020 at which time the Public Hearing was expanded to address the Combined Applications, and further continued to (and closed) November 5, 2020 at which public hearing testimony was heard and exhibits were received by the Commission (the “Public Hearing”); and

WHEREAS, comments from Commission staff in the form of a Staff Report from Town Planner, Harry Smith prepared for the October 1, 2020 Commission meeting and updated for the November 5, 2020 Commission meeting (“Staff Comments”) and both versions were provided to the Applicant; and

WHEREAS, the Application was reviewed by the Commission at public meetings held on October 1, 2020, October 15, 2020 and November 5, 2020; and

WHEREAS, an approval/permit was obtained by the Applicant from the Inland Wetlands and Watercourses Agency (“IWWA”) for the work proposed in the Combined Applications with the jurisdiction of the IWWA and a copy of such submitted into the record of the Combined Applications; and

WHEREAS, the Application was amended to include revised civil engineering plans and associated documents and an offer (“Affordable Housing Offer”) to dedicate eight of the proposed dwelling units (“Affordable Units”) via the mechanisms or legal instruments required by C. G. S. Section 8-30g(k)(3), to allow the Affordable Units to be credited towards the dwelling units eligible to be counted towards the ten percent (10%) threshold set in the above referenced C. G. S. Section that determines the applicability of the affordable housing appeals procedure specified in C. G. S. Section 8-30g; and

WHEREAS, the PDD/Master Plan Approval contained a condition concerning the Affordable Housing Offer as follows:

The Affordable Housing Offer shall be further modified and clarified as part of the review and any approval of the associated Site Plan and Coastal Site Plan application (#20-8.10) to include the requirements necessary for the implementation of the Affordable Housing Offer ; and

WHEREAS, pursuant to Zoning Regulations the Commission deliberated on the Application as amended by the Applicants, including all representations and documents submissions made by the Applicants before and at the above referenced meetings (the “Amended Application”); and

NOW, THEREFORE, BE IT RESOLVED THAT, the Commission finds that the proposed landscaping constitutes excellence in landscape design per Section 6.3.L of the Zoning Regulations and approves the request for a modification to the requirements of Section 6.3.K.2 to allow the use of “tree” staples in lieu of the otherwise required stakes,

AND, BE IT FURTHER RESOLVED THAT, the Commission finds that the Amended Application, subject to compliance with and fulfillment of required modifications enumerated below, is conformance with the requirements of the Approved Planned Development District and Master Plan and the Zoning Regulations,

AND, BE IT FURTHER RESOLVED THAT, the Commission hereby approves these Site Plan and Special Exception applications, subject to the following modifications, administrative requirements, and conditions:

1. All construction shall substantially conform to the most recently revised version of the submitted Plans and Application Documents except as they may be modified to comply with requirements of this approval or be further modified by the Planning and Zoning Commission ("Approved Plans").
2. Prior to any construction activity on the Properties evidence shall be submitted to the satisfaction of the Zoning Enforcement Officer that the following has been satisfactorily addressed/established:
 - a. Soil and erosion controls installed as shown on Sheet 3.
 - b. A pre-construction meeting including the Zoning Enforcement Officer, applicant's construction supervisor, applicant's Licensed Connecticut Arborist and applicant's Connecticut licensed Professional Engineer which meeting may be held jointly with any such similar meeting required by the associated IWWA Approval/Permit.
 - c. Installation of construction fencing along the limits of construction as shown on Sheet 3.
 - d. Submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford pursuant to Section 6.8.F.1 of form, content, and amount as determined by the Zoning Enforcement Officer as she may be advised by the Town Engineer and the Town Attorney, except that this financial guarantee shall not be in the form of a surety bond and it need not cover items already covered by any similar financial guarantee if required by the Inland Wetlands and Watercourses Agency.
3. To comply with Section 6.8, the Applicant shall submit the following for the review and approval of the Zoning Enforcement Officer, as she may be advised by the Fire Marshal, prior to beginning any work on site requiring a Blasting Permit:
 - a. Documentation that an offer of a pre-blast survey was made to owners of all structures any part of which is within 250 feet of the boundary of the properties.

All blasting shall comply with any Blasting Permit issued as well as the submitted Blasting Plan and be limited to Monday through Friday 9:00 am to 5:00 pm.

4. Prior to the issuance of a Zoning Permit or Zoning Authorization for the issuance of a Building Permit for improvements to this property the Site Plan and submitted application materials shall be modified to address the following to the satisfaction of the Zoning Enforcement Officer or specific Town staff member so indicated below:
 - a. Revisions to the Landscaping Plan to add the sixty-eight Virginia Creeper plants along the top of the retaining wall at the northern corner of Building E.

- b. Widen the Residential District Buffer along the eastern property line with #'s23 and 25 Featherbed Lane to be at least 10' in width, document that the proposed plantings consist of indigenous plants, and propose replacement of any non-indigenous plants with an alternative species approved by the Town Planner of his designee.
 - c. A planting area around the existing 12" Little Leaf Linden Significant Tree to be preserved (adjacent to #365 E. Main Street), similar to the planting areas proposed for the Zelkovas along the Route 1/E. Main Street frontage, shall be added.
 - d. Sheet 2 shall be modified to indicate that the project sign as shown shall, if interiorly lit, have only light lettering on a dark background.
 - e. The transformer and dumpster to the northwest of the northwest corner of Building C shall be relocated to the southwest corner of Building C or alternative location approved by the Town Planner.
5. In order for the Application to be in conformance with the Zoning Regulations, prior to the issuance of a Zoning Permit or the zoning authorization for the issuance of a Building Permit the following shall be addressed to the satisfaction of the Town Counsel, Town Planner and the Zoning Enforcement Officer:
 - a. Only in the event of a requirement placed by the Commission on a future change of use application for the #379 East Main Street property to interconnect to the development approved in this application, should the Commission require the Applicant shall provide an easement and/or other legal instruments noted in Section 5.3.D.3 (1) and (3) of the Zoning Regulations (as amended through December 5, 2019) to provide for a vehicular access interconnection between the property subject to this application and the property to the northeast indicated on the submitted plans as # 379 East Main Street and shall construct the portion of such access on its property in such a location as to minimize cost and impact on this proposed development within six months of the such a requirement by the Commission.
 - b. The Applicant shall provide or modify any existing easement and/or other legal instruments noted in Section 5.3.D.3 (1) and (3) of the Zoning Regulations as amended through December 5, 2019, to provide for the existing vehicular access interconnection between the property subject to this application and the property indicated on the submitted plans as # 365 East Main Street.
 - c. Eight (8) of the proposed dwelling units ("Affordable Units") shall be dedicated via all mechanisms or legal instruments required by C. G. S. Section 8-30g (k) (3) to allow the Affordable Units to be credited towards the dwelling units eligible to be counted towards the ten percent (10%) threshold set in the above referenced C. G. S. Section that determines the applicability of the affordable housing appeals procedure specified in C. G. S. Section 8-30g.
6. The on-site use of fixed machinery or rock crushing equipment for the processing of excavated or blasted rock or earth material (or other earth material brought into the site) is prohibited without the further approval of the Commission pursuant to Section 6.8.G.
7. Topsoil shall be stockpiled on-site for reuse as mandated by Section 6.8.F.7 but removal of excess topsoil is not permitted without the written approval of the Planning and Zoning Commission.

8. The Special Exception approval under Section 6.8 granted with the approval of this application shall expire one-year from the date of decision on this application unless renewed by the Commission pursuant to Section 6.8.L.
9. Foundation as-builts are required.
10. No additional signage or new or replacement lighting shall be installed without Planning or Zoning Commission approval, or that of its staff whichever may be appropriate, for compliance of the proposed signage or lighting with the Zoning Regulations.
11. Prior to the issuance of any Certificate of Zoning Compliance or the zoning authorization for the issuance of any Certificate of Occupancy the following shall be addressed to the satisfaction of the Zoning Enforcement Officer, optionally in a phased approach via the submittal to and approval of a phasing plan by the Town Planner or Commission:
 - a. The completion of all site work or an appropriate financial guarantee established per Section 9.6.G.
 - b. Documentation that an offer of a post-blast survey was made to owners of all structures any part of which is within 250 feet of the boundary of the Properties to document any changes in conditions from the pre-blast survey required above and a remediation plan proposed, approved and executed to address any conditions altered by the blasting.
 - c. Submittal of final as-builts of the development.
12. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented and any additional measures to control soil and erosion determined to be necessary to address conditions during construction.
13. To ensure continued compliance with the Zoning Regulations (Section 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.
14. Any modifications to the site, building, statement of use, or other aspects of the property from those approved herein shall require further approval as provided by Section 5.4 and 9.6 or 9.8 of the Zoning Regulations.
15. Failure to adhere to any of the Conditions of this approval may be considered by the Commission to constitute sufficient grounds for the revocation of this approval.
16. The manufacturer's recommended requirements and schedule for cleaning and maintenance of the elements of the Stormwater Management System shall be followed and regular monitoring of catch basins, sumps, and establishment of and compliance with a cleaning schedule such that the frequency of routine cleaning will ensure that no catch basin sump at any time will be more than fifty (50) percent full (e.g. contents within the sump exceed one half of the distance between the bottom interior of the catch basin to the invert of the deepest outlet of the catch basin) performed by the applicant, owner, and/or successor in title to the Property and reports documenting this shall be submitted every two years following the issuance of a final certificate of Occupancy to the Zoning Enforcement Officer.

AND, BE IT FURTHER RESOLVED THAT, this Resolution and the approvals and adoptions set forth herein shall be stated upon the record of the Commission and have an effective date of December 10, 2020.

Moved by: J. Lust Seconded By: J. Vaiuso

Vote for the Resolution: J. Lust, J. Chadwick, J. Vaiuso, M. Palluzzi, C. Andres

Vote against the Resolution: None

6. 375 Metro LLC & Metro Star Co. LLC, c/o
Robert Smith- Applicants
Metro 375 LLC & Jai Sai LLC-Owners
Zoning Regulation Amendment to Section 5.4.E (Maximum Bldg. Height)
Application #20-8.12
A/R on 9/3/20 & PH closed 11/5/20

Chairperson Andres noted that the Commission will now return to the Regular Agenda. Commissioners J. Lust and J. Vaiuso left the meeting at 7:40 p.m.

Commissioner M. Palluzzi read the Public Hearing notice into the record at 7:41 p.m.

Chairperson Andres reviewed the Public Hearing procedures.
K. Piazza reviewed the Zoom meeting procedures.

The next items discussed were the Mariners Landing Applications (See page 2).

NEW BUSINESS:

1. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & Owner
61, 65-71, 67 & 73 Goodsell Point Road
PDD Master Plan- Mixed Use (Marina & Residential)
Application #20-10.4
A/R 10/15/20, PH date to be set by Staff and Chairperson
2. Indian Neck Yacht Club c/o Carl Berlepsch-
Applicant & Owner
87 Harding Avenue
Special Exception for Grading (Section 6.8) for Replacement
Of a Gas Tank
Application #20-10.6
A/R 11/5/20 & Tabled from 11/05/20, PH date to be set by Staff and Chairperson
3. 37 Burban Dr. Associates, LLC, 41 Burban Dr. Associates, LLC c/o
Anthony Massimino-Applicant & Owner
37 & 41 Burban Drive
Subdivision Modification

Application #20-11.2
A/R 11/05/20 & Tabled from 11/19/20

4. Stony Creek Estates, LLC -Applicant & Owner
47 Gould Lane
Special Exception Modification-Residential Open Space Development-
Modification to restriction on development of 10, 12, &14 Luisa Court

Application #20-11.3
A/R 11/5/20 & PH to be set by Staff & Chairperson

5. 9 Elm Street LLC, c/o Kevin O'Neill-Applicant & Owner
9 Elm Street
Special Exception Modification-Drainage Improvements, Grading

Application #20-11.4
A/R 11/05/20, PH date to be set by Staff and Chairperson

6. Nitenday Associates, Inc. c/o Kenneth S. Ginsberg- Applicant & Owner
221 West Main Street
Special Exception Modification- Landscaping

Application #20-11.5
A/R 11/19/20

The Applicant requested a waiver of the Public Hearing.
P. Higgins made a motion to waive the Public Hearing.
F. Russo seconded the motion which passed unanimously.

M. Palluzzi recused herself from this application.

7. 49 Leetes Island Rd, LLC –Applicant
Oil Barons Inc.-Owner
49 Leetes Island Road
Special Exception Modification- Convenience Store
Application #20-11.6
A/R 11/19/20 & PH to be set by Staff and Chairperson.

8. Bright & Early Daycare,c/o April Lukasik-Applicant & Owner
312 East Main Street
Special Exception- Child Daycare Center
Application #20-11.7
A/R 11/19/20 & PH to be set by Staff and Chairperson.

J. Chadwick made a motion for Staff to have standing authorization to set Public Hearing dates as needed.

9. Gerald Mastrangelo-Applicant & Owner
269 Shore Drive
Coastal Site Plan –Demo & rebuild garage
Application #20-11.8
A/R 11/19/20 & Tabled to 12/10/20

10. Tracey Milles- Applicant & Owner
148-172 Main Street
PDD/Master Plan Modification-Change first floor use from Office to Residential
Application #20-11.9
A/R 11/19/20 & PH to be set by Staff & Chairperson

OTHER BUSINESS:

1. Schedule of 2021 Planning & Zoning Commission Meetings

This item is TABLED to the 12/10/20 meeting since all Commissioners are not present to vote on it.

2. Planner's Report

H. Smith noted that the Affordable Housing Plan is required by statute for each town. He is in the process of hiring a consultant and will report back at a future meeting with more information.

Chairperson Andres reminded the Commission that the election of officers is coming up in December. Customarily, an alternate commissioner would poll the group to see if anyone is interested in either of the positions (Chair or Secretary) and then report back to the group the results.

F. Russo said he did it last year and would do it again.

The meeting adjourned at 9:12 p.m.