



# PLANNING AND ZONING COMMISSION

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1019 Main Street, PO Box 150, Branford, CT 06405  
Tel: (203) 488 - 1255, Fax: (203) 315 - 2188

## MINUTES PLANNING & ZONING COMMISSION THURSDAY, NOVEMBER 2, 2017 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS

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

Commissioners Absent: C. Kelly, J. Vaiuso

Staff Present: H. Smith- Town Planner, R. Stocker- Assistant Town Planner,  
Attorney William Aniskovich , Attorney Danielle Bercury, M. Martin-Clerk

Chairperson Andres introduced the Commission and Staff present. Secretary M. Palluzzi read the Public Hearing Notice into the record.

Chairperson Andres briefly explained the difference between the 830 Application and the regular Planning & Zoning Applications that the Commission usually reviews.

He noted that when it comes to public input, what would be most helpful to the Commission would be comments concerning public health and safety matters.

### REGULAR MEETING 7:00 P.M.

#### PUBLIC HEARINGS:

1. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Regulation Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.4**  
**A/R 10/5/17 & PH continued from 10/19/17**
2. Beacon Communities-Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)  
Zoning Map Amendment under CGS Section 8-30g (Affordable Housing Land Use Appeals)  
**Application #17-9.5**  
**A/R 10/5/17 & PH continued from 10/19/17**

Attorney Tim Hollister (representing the Applicant) stated they filed site plan revisions and a packet of materials on 10-31-17 in the Planning & Zoning Office. He noted that they plans did not change, they are responding to previous public comments made.

Attorney Hollister then highlighted the responses.

H. Smith(Town Planner) listed the items that he is entering into the record. He noted that the additional materials that the Applicant submitted were recently received and the Town Staff has not had adequate time to review the items and said they would need more time to do that. He also said he would like to meet with the Applicant's technical staff to discuss the proposed improvement to Sliney Field and construction staging. He then noted there has been no indication that the town has consented to allow the additional improvements shown on Sliney Field proposed on one of the revised plan sheets. That it is part of a concept that was presented to Planning & Zoning as a Section CGS 8-24 Referral. However, to his knowledge it's not a project that has been awarded funding or has been endorsed by the town to proceed. He received comments from the

Town Attorney's office regarding the affordability plan (which he passed out to the Commission). He then talked briefly of parking and traffic and referred to his 10-27-17 memo to the Commission. Also, a letter was received addressed to him from a State Archeologist requesting an archaeology survey of the property. H. Smith then noted for the record that additional signatures have been received on the protest petition.

Chairperson Andres asked a few questions and the Commission had a discussion.

Chairperson Andres noted for the record that Commissioner Chadwick has recused himself from this application.

## **PUBLIC INPUT:**

1. Dr. Steve Angelo-144 Highland Ave. –Mentioned the large CHFA grant that they are hoping to receive. He asked where is the money going? Is it all for the new building? He also asked what are they basing the need of the unrestricted age limit. He has worked in nursing homes and knows there is a great need for elderly housing.
2. Jennifer Ryan-104 South Montowese St. - Her question was regarding the 2 bedroom units. She referred to a handout from Beacon Properties addressing the number of occupants allowed in a 2 bedroom. She then referred to the CT state building code. She said the number of occupants is unlimited. She asked-how can this project move forward without knowing how many people will be there? She is submitting those items for the record and asked that the information the Applicant submitted be available for review.
3. Todd Petrowski- 67 South Montowese St. - He is not opposed to the seniors, they should have proper housing. But they shouldn't be mixed in with other age groups. This could cause more crime. Who will police the area? And you can't discriminate if the residents are felons or sex offenders. He has many concerns.
4. Tom Annino-86 Indian Neck Ave. – He was concerned about safety. If a fire occurs, the large fire apparatus may not be able to reach the site. Also- he is concerned about the potential number of people living there. He mentioned the former landfill, there were not studies done, is it safe to open the land in that area?
5. Nancy Kendrick-90 Indian Neck Ave-She feels the seniors deserve an updated facility She is concerned that the seniors who live at Parkside now will not be able to afford to live in the new building. The health, safety and welfare of the seniors should be what's important to the town.
6. Ann Street- She owns 118 South Montowese St.-She is an architectural historian and talked of design and context issues. She noted you can trust your gut to see if a building fits in an area. She spoke of size and scale of buildings, mentioning the movie theatre and the Town Center buildings. She felt the size of the site is not large enough for the proposed building and the scale of the project is incompatible for the neighborhood.
7. Ted Zuse- 118 South Montowese-He thanked the Commission for their service but noted he has concerns one of which is the lack of parking which will create problems. He talked of an alternate site. Why not build the project in 2 parts, one being on the alternate site? Or- the existing site could be renovated for less money than this project is costing. He also asked if the Application was legitimate. He talked of the violations of the BHA; not filing minutes and adequate financial records. He is also concerned that Dara Corvell (Beacon Properties) used to work for a state agency. He submitted documents into the record.
8. Jaime Kavanaugh-(President of Parkside Village Assoc.) They support the project. Currently there are 50 units in Parkside, 40 of them are efficiencies which are small and not ADA compliant. They are deteriorating. The new facility will make the efficiencies one bedroom and they will be much larger. The proposed laundry facilities will make the residents lives much easier. He feels this project would also be an improvement to the town.
9. William Woermen- 17 Creek Ct.-He is opposed. No environmental impact studies were done on this site. There are utility problems such as old gas lines and old water lines. This project will cause more medical and fire calls. Other safety issues include inadequate lighting. He feels mixing the population will cause problems. Branford has a certain quaintness which will change with this project. He does not think this project will be beneficial to Branford.
10. Carolyn Sires-98 South Montowese St. - She mentioned the CAM Application (Coastal Area Management). She submitted photos of the area after a rainstorm showing the flooding. She asked the IW dept. to look at the area to see if there is a vernal pool. She feels the seniors deserve better housing. She asked for a signed letter showing that there will be waivers granted for the existing residents so they

will be assured an apartment in the new building. She talked about a tier structure and asked to see it in writing. She said the site adjacent to this project is a documented historical site. She also read a letter addressed to H. Smith regarding archeological issues. Then she asked about the project staging. Where will the residents go as construction progresses? She wants the seniors to live in nice housing.

11. Lawrence Wirtz- 20 Garden St.-He felt that they should stop building in Branford. He spoke of the traffic issue in the Town Center. She asked if any of the applicants live here in Branford. He mentioned the overbuilding of condos in the 70's and 80's.
12. George Lindsley-115 South Montowese St. - He said there is a need for more senior housing but this project has too many problems. The funding is questionable.
13. Damien Platosh-133 South Motowese St.-He spoke of the traffic study and how the grade was a C. He talked of spot zoning and read the definition of it. He gave the reasons why this development does not fit in the area. He spoke of what may happen a few years down the road if this project is approved and how this zone could affect residents. He urged the commission to deny the application. It's the wrong project at the wrong time. He also urged them to have an impact study done. The neighbors will support the Commission if they deny the application.
14. Josephine Golia-54 Indian Neck Avenue-She read some FOI documents aloud and passed them out to the Commission. She is concerned about the mixed ages of the residents for the proposed project. She is a RN and has cared for the elderly much of her career. If Parkside is in the deplorable conditions as stated then it is no place for the elderly and the disabled to be. For this, the Housing Authority should be held accountable. It is not good for the elderly or disabled to live with a mixed population. She had to move her elderly mother who was in a mixed housing building because there were numerous problems. For many reasons, she is opposed.
15. Jay Popinger-He has sympathy for the elderly and knows there is a need for more elderly housing and low income people as well. He noted in CT racial segregation is a problem. If we open up Branford to others, the town will be better for it. He teaches at Yale and wanted it noted on the record that someone he taught is representing the BHA.
16. Seaneen Thorpe-112 South Montowese- She agreed there is a need for more housing. She grew up in public housing in New York and feels it doesn't work. She asked how many people will live there? At the bare minimum, it will double. It's a tiny street; it's not the right location.
17. David Mix- Melrose Ave.-He said no one on Melrose is supporting the project. His kitchen window overlooks the parking lot that Parkside shares with the ballfield which is always full. He spoke of the parking problem now, when sports are in season and also of the flooding problem.
18. Joe Giordano- 22 Garden St-He asked about the placement of the road. He thought the Bd of Education owned it. He asked – is it just given to someone? He spoke of years ago when Branford had a black Police Commissioner. He disagreed with the prior speaker that said Branford is segregated.
19. Thomas Halaszynski-He is opposed. He asked where the visitors are going to park? He also asked what the qualifications are that the current residents need to meet in order to live there? He noted that he has done extensive research on the elderly and there is a lot of information regarding mixing the elderly with families with children and it does not work out well for many reasons.
20. Attorney Parese-(represented the neighborhood group) responded to some of the Applicants comments. He then spoke of the protest petition that was submitted. He said there is concern that the area will be cut off from emergency access. Other questions he asked where; how did Beacon get involved? And, why did the BHA consider Beacon rather than working to bring Parkside up to reasonable standards? He felt Branford would be better served by bringing Parkside up to standards.
21. Steve Mazzacane-He stated he is not speaking for or against the project. He wants to go on the record defending the Branford Housing Authority. They are just trying to do a good thing. He then noted that the proposed project will only add 10 housing units. He also felt that mixing the seniors with families is not a good idea. He asked why the units that are presently there now can't be improved. Why not take one building at a time down and rebuild it. It is a lot of fight for little gain.

Attorney Tim Hollister stated that their responses will be ready for the next Planning & Zoning Meeting.

Chairperson Andres stated that the Public Hearing will be continued to the next Planning & Zoning Meeting on November 16 at 7pm at the same location (Branford Fire Headquarters).

The Commission took a 10 minute break at 8:56 p.m.

David Sacco (TPA Design Group, New Haven) then spoke. He reviewed revisions to the plans that had

already been submitted. He highlighted the phasing of the site and then the revisions made on each sheet; details such as lighting, fences, walls, parking, etc.

Steve Allman (Alfred Benesch & Co.) stated he reviewed the Coastal Resiliency Plan and it does not change his opinion. He said the proposed Parkside Village One does not conflict with the report or its recommendations.

Claudia Wack (Student at Yale Law's Community & Economic Development Clinic) is representing Branford Housing Authority. She briefly reviewed some of the supplemental materials submitted by the Applicant.

3. Supported Recovery LLC- Applicant & Owner  
Sweitzer Enterprises LLC-Applicant & Owner (Units 9-2, 9-3, 9-4)  
7-9 Business Park Drive  
Special Exception- Church  
**Application #17-10.3**  
**A/R 10/5/17, PH set for 11/2/17**

**The Commission opened the PH and continued to 11/16/17**

4. Jason Blyth-Applicant & Owner  
62A Alps Road  
Special Exception- Detached Garage  
**Application #17-10.4**  
**A/R 10/5/17 & PH set for 11/2/17**

Bob Dingus (Agent for applicant) was present.

R. Stoecker reviewed the Staff Report, stating this was a simple application for an detached garage and because of the height of 24 feet it required a Special Exception.

**M. Palluzzi made a motion to approve the application. P. Higgins seconded the motion which passed unanimously.**

**MINUTES:** 10-19-17- Regular Meeting

**M. Palluzzi made a motion to approve the minutes with the correction of Commissioner J. Vaiuso's name and the correction of "Beacon Properties". P. Higgins seconded the motion which passed unanimously.**

**CORRESPONDENCE:**

None

**OLD BUSINESS:**

1. 110 North Main LLC-Applicant  
110 North Main LLC & Elm City Mfg. Jewelers, Inc.-Owners  
110 & 112 North Main Street  
Site Plan- Retail Store  
**Application #17-8.3**  
**A/R 9/7/17, Tabled from 10/19/17**

**Tabled to 11/16/17. Commission accepted a 35 day extension from the Applicant.**

2. Raffaele Aschettino-Applicant  
Raffaele & Lucia Aschettino-Owners  
101 Sunset Beach Road  
Coastal Site Plan  
**Application #17-9.3**  
**A/R 10/5/17, Tabled to 12/07/17, Pending ZBA Approval of related variance request**
3. Beacon Communities- Applicant  
Branford Housing Authority-Owner  
115 South Montowese Street (Parkside Village I)

Site Plan & Coastal Site Plan under CGS Section 8-30g (Affordable Housing Land Use Appeals)

**Application #17-9.6**

**A/R 10/5/17, Tabled from 10/19/17**

4. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4 & 6 Indian Neck Avenue  
PDD Modification/Master Plan Amendment  
**Application #17-10.1**  
**A/R 10/5/17, PH set for 11/16/17**
5. Tidal Basin LLC.-Attorney Gregg Burton, Agent-  
Applicant & Owner  
60 Maple St. & 2 & 5 Indian Neck Avenue &  
4 & 6 Indian Neck Avenue  
Site Plan /Coastal Site Plan  
**Application #17-10.2**  
**A/R 10/5/17, Tabled to 11/16/17**
6. David D' Atri-Applicant & Owner  
4 Three Elms Road  
Special Exception & Coastal Site Plan  
**Application #17-10.6**  
**WITHDRAWN**

**NEW BUSINESS:**

**OTHER BUSINESS:**

1. C.G.S. Section 8-24 Referral-Acceptance of easements for the Harbor Street Bridge project from the following properties: Sabine, 158 Harbor Street  
Smith, 167 Harbor Street  
Haug and Mahler, 202 Harbor Street  
Storandt and Forsth, 211 Harbor Street

**J. Chadwick made a motion for a positive Section 8-24 Referral accepting the easements for the Harbor Street Bridge project for the following properties: Sabine, 158 Harbor Street  
Smith, 167 Harbor Street  
Haug and Mahler, 202 Harbor Street  
Storandt and Forsth, 211 Harbor Street**

**P. Higgins seconded the motion which passed unanimously.**

2. C.G.S. Section 8-24 Referral-Acceptance of a sanitary sewer easement for Twiss Realty Co, LLC, 325-329 East Main Street for existing sewer mains, force main and pump station.

**P. Higgins made a motion for a positive Section 8-24 Referral for the acceptance of a sanitary sewer easement for Twiss Realty Co., LLC, 325-329 East Main Street for existing sewer mains, force main and pump station.**

**J. Chadwick seconded the motion which passed unanimously.**

3. C.G.S. Section 8-24 Referral-Acceptance of an access easement to the Town of Branford over Land Trust Land at the end of Red Hill Road for existing emergency access road.

**J. Lust made a motion for a positive Section 8-24 Referral for the acceptance of an access easement to the Town of Branford over Land Trust Land at the end of Red Hill Road for an existing emergency access road. J. Chadwick seconded the motion which passed unanimously.**

4. C.G.S. Section 8-24 Referral- Acceptance of the following subdivision roads as official Town roads:

Gilbert Lane (Jacob Lane to Donna Lane)  
Jacob Lane  
Pond View Terrace  
Apple Tree Land  
Ashman Court  
Beechwood Road north of Acorn Drive  
Christopher Road  
Deer Path Road  
Devon Court  
East Industrial Road (from Pin Oak to end)  
Indian Woods Road  
Katie-Joe Lane  
Pin Oak Drive  
Ramona Way  
Sunny Meadow Road  
Sycamore Way  
Thistle Meadow Road

**P. Higgins made a motion for a positive Section 8-24 Referral for the acceptance of the following subdivision roads as official Town Roads:**

**Gilbert Lane (Jacob Lane to Donna Lane)  
Jacob Lane  
Pond View Terrace  
Apple Tree Land  
Ashman Court  
Beechwood Road north of Acorn Drive  
Christopher Road  
Deer Path Road  
Devon Court  
East Industrial Road (from Pin Oak to end)  
Indian Woods Road  
Katie-Joe Lane  
Pin Oak Drive  
Ramona Way  
Sunny Meadow Road  
Sycamore Way  
Thistle Meadow Road**

**J. Lust seconded the motion which passed unanimously.**

5. Cash bond acceptance for incomplete site work at 618-622 Main Street.

H. Smith explained this site was recently approved by the Planning & Zoning Commission .At this point, the site work has not been completed. H. Smith then listed the items that were not completed. A tenant wants to move into the building. H. Smith recommends approving the bond with the proviso that the exact amount of the bond is to be tabulated by the Zoning Enforcement Officer and the Town Engineer.

**M. Palluzzi made a motion to approve the bond with the exact amount to be determined by the Zoning Enforcement Officer and the Town Engineer. J. Chadwick seconded the motion which passed unanimously.**

6. Planner's Report  
There was no report.

The meeting adjourned at 10:37 p.m.