



PLANNING AND ZONING COMMISSION

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

MINUTES PLANNING & ZONING COMMISSION THURSDAY NOVEMBER 2, 2023 REGULAR MEETING 7:00 PM

This meeting was held remotely, solely via ZOOM. The meeting started at 7:

Commissioners Present: Chairperson C. Andres, J. Chadwick, F. Russo, S. Huttner. M. Palluzzi, J. Vaiuso,
M. Liguori

Staff Present: H. Smith (Town Planner), E. Breining (Asst. Town Planner)

Chairperson Andres introduced the commission and staff present.
Secretary F. Russo read the public hearing into the record.
Chairperson then reviewed the public hearing procedures.
E. Breining reviewed how to participate in the public hearing.

PUBLIC HEARINGS:

1. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Modification-Multi Family Residential
Application #23-6.3
A/R 7/6/23 & PH opened 9/7/23 & continued to 11/02/23 with a time extension from the applicant.
2. Cherry Hill Estates, LLC-Applicant & Owner
26 Cherry Hill Road
Special Exception Modification-Multi Family Residential
Application #23-6.4
A/R 7/6/23 & PH opened 9/7/23 & continued to 11/02/23 with a time extension from the applicant.
3. Cherry Hill Estates, LLC- Applicant & Owner
26 Cherry Hill Road
PDD/Site Plan modification- Multi- Family Residential
Application #23-6.5
A/R 7/6/23 & PH opened 9/7/23 & continued to 11/02/23 with a time extension from the applicant.

Public hearing # 1, 2, and 3 are continued to the 11/16/23 meeting with a time extension from the applicant.

4. Southview Island LLC c/o Fritz Heidenreich-Applicant & Owner
Bear Island (aka Big Curtis Island)
Special Exception & Coastal Site Plan-New single family home with
Detached guest bedrooms in an accessory structure
Application #23-9.2
AR 9/21/23 & PH opened 10/19/23 and continued to 11/02/23

This item is continued to the 11/16 meeting pending DEEP comments.

5. Matt Sahintepe-Applicant & Owner
5 Spice Bush Lane
Special Exception- Grading (Sec. 6.8)

**Application #23-9.7
A/R 10/5/23 & PH set for 11/2/23**

E. Breining explained this is a modification to a prior approval from May 2023. He displayed a site plan. This application is for grading for a pool and grading and a retaining wall.
He then reviewed the staff report.

PUBLIC INPUT: No one spoke

Chairperson Andres closed the Public Hearing.

MINUTES: 10/19/23

**F. Russo made a motion to approve the minutes as written.
J. Chadwick seconded the motion which passed unanimously.**

CORRESPONDENCE:

Cell tower equipment swap at 45 Brushy Plain Road.

RETURN TO TABLE:

1. Matt Sahintepe-Applicant & Owner
5 Spice Bush Lane
Special Exception- Grading (Sec. 6.8)
**Application #23-9.7
A/R 10/5/23 & PH set for 11/2/23**

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

CONDITIONS:

1. Prior to the start of construction the following shall be completed the satisfaction of the Zoning Enforcement Officer and maintained throughout the project:
 - a. erosion control measures shall be installed and maintained throughout construction
2. 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 and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.

J. Vaiuso seconded the motion which passed unanimously.

OLD BUSINESS:

1. Shirley McCarthy & Peter Hentschel - Applicants
Zoning Regulation Amendment – Add definitions to Section 2.2, extensively revise Section 6.3 (Landscaping), add new subsection to Section 6.13 regarding Fencing, and add/re- designate Appendices.
Application #23-4.5
A/R 4/20/23 & PH opened 6/15/23 & closed 9/21/23 with time extension
WITHDRAWN

This item will be discussed at the February 2024 meeting.

2. Wells Fargo Bank c/o Kelly Christian – Applicant & Owner
840 Main Street
Site Plan Modification- Modifications to Exterior Lighting
Application #23-7.4
A/R 9/7/23 and tabled to 11/2/23
DECISION REQUIRED BY 11/16/23 (with time extension granted by the applicant)

Tabled to the 11/16/23 meeting.

3. Tara Knight- Applicant & Owner
279 Linden Avenue
Coastal Site Plan-Demo of existing house & Construction of a new single family home
Application #23-9.1
A/R 9/21/23 & tabled to 11/16/23
DECISION REQUIRED BY 11/25/23 (11/16/23 last regular meeting before this date)

Tabled to the 11/16/23 meeting

NEW BUSINESS:

1. Branford Real Estate LLC
c/o Arian Prevalla-Applicant & Owner
544 & 558 West Main Street
Special Exception - Used Car Sales Dealership
Application #23-10.2
To be A/R & PH to be set

Staff will set the public hearing.

OTHER BUSINESS:

1. Interpretation – Regarding measurement of the 5,000 foot separation distance cited in Section 7.12.B

H. Smith explained he received a question regarding Section 7.12 B of the regulations which is the separation distance provision between self-storage facilities. The question is: is the 5,000 linear foot separation distance requirement from the property line where the building sits or the building itself? He stated in the past we measured from the property line. He noted this is not related to a particular application at this point.

Chairperson Andres asked how we currently measure the distance. He added a few comments noting this doesn't need to be decided tonight. If an application is submitted, it would be up to the applicant to prove they meet the requirement and it can reviewed at that time.

Other members of the commission added a few comments and agreed.

2. Bond Release - 106 Damascus Road
F. Russo made a motion to release the bond.
J. Vaiuso seconded the motion which passed unanimously.
3. Bond Establishment - 211 Montowese Street
J. Chadwick made a motion to establish the bond.
F. Russo seconded the motion which passed unanimously.
4. Planner's Report

H. Smith mentioned perhaps a special meeting to discuss zoning issues.
We will survey the commission for possible dates for a meeting.

H. Smith noted that the annual meeting in December is the time to re-elect officers for the commission.

M. Liguori will survey the group for suggestions or nominations for the chairperson and the secretary positions.

H. Smith is sure that most of the commissioners have completed the necessary commissioner training. We will recheck our notes regarding this and reach out to any commissioner if they have not completed the necessary four hours of training.

M. Liguori noted if there is an alternate needed for the Cherry Hill Road applications he is recusing himself.

The meeting adjourned at 7:50 pm