



PLANNING AND ZONING COMMISSION

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**MINUTES
PLANNING & ZONING COMMISSION
THURSDAY NOVEMBER 4, 2021
REGULAR MEETING 7:00 P.M.
BRANFORD FIRE HEADQUARTERS
45 NORTH MAIN STREET**

Commissioners Present: C. Andres, M. Palluzzi, F. Russo, P. Higgins, M. Liguori,
Commissioners Absent: J. Chadwick, J. Vaiuso
Staff Present: H. Smith- Town Planner, E. Breining- Asst Town Planner, M. Martin-Clerk (watched remotely)

Chairman Andres introduced the Staff and the Commission present.

Secretary M. Palluzzi read the public hearing notice into the record.

PUBLIC HEARINGS:

1. Robert Calderella-Applicant
Pamela Everitt-Owner
12 Sunrise Cove Camp
Special Exception & Coastal Site Plan-
Demo & Rebuild a Cottage
Application #21-7.5
PH opened 9/2/21 & continued to 11/4/21

**This item is continued to the 11/18/21 meeting.
The Applicant offered a time extension which the Commission accepted.**

2. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Zoning Map Amendment –To add to the Commerce Park (CP) Zone
Incentive Housing Overlay Zone (IHOD) designation to properties
at above addresses.
Application #21-9.2
PH opened 10/7/21& continued to 11/4/21
3. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Special Exception-Multi-Family IHOD Development
Application #21-9.3
PH opened 10/7/21& continued to 11/4/21
4. Branford Summit Apartments LLC c/o Frank Vigliotti-
Applicant & Owner
5 & 13 Summit Place
Special Exception for Grading (Section 6.8) associated with IHOD
Multi-Family Development
Application #21-9.5

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PH opened 10/7/21& continued to 11/4/21

The applicant has requested that these 3 applications be continued to the 11/18/21 meeting.

The Applicant offered a time extension which the Commission accepted.

5. Gary Fowler-Applicant & Owner
61 Flax Mill Road
Special Exception for Grading (Section 6.8) for a Single Family Home

Application #21-10.1

A/R 10/21/21 & PH set for 11/4/21

J. Pretti (Criscuolo Engineering) represented the applicant and reviewed the site plan.

E. Breining reviewed the staff report.

PUBLIC INPUT:

1. Nancy V. (next door neighbor) - She said she is concerned about drainage since she has had water in her basement. She is worried about water flowing off the neighbor's driveway. She also spoke of a few large trees along the property line and asked whether this project would impact the roots.

The Commission discussed this with her.

H. Smith wrote a condition that will be included in the decision letter that will address her concern since she did not want to delay the project.

2. Joe DePonte- He is concerned about the location of the driveway. This is a busy road and this is almost a blind spot when you are coming out of the Flax Mill development.

Chairman Andres closed the Public Hearing.

6. Anthony Loricco-Applicant & Owner
18 Brookhills Road
Special Exception for Grading (Section 6.8) for a new
Septic System

Application #21-10.2

A/R 10/21/21 & PH set for 11/4/21

J. Pretti (Criscuolo Engineering) represented the applicant and reviewed the project explaining this application is needed for the installation of a new septic system.

E. Breining reviewed the staff report.

PUBLIC INPUT: No one spoke.

Chairman Andres closed the public hearing.

MINUTES: 10/21/2021

F. Russo approved the meeting minutes as written.

M. Palluzzi seconded the motion which passed unanimously.

CORRESPONDENCE: None

RETURN TO TABLE:

1. Gary Fowler-Applicant & Owner
61 Flax Mill Road
Special Exception for Grading (Section 6.8) for a Single Family Home
Application #21-10.1
A/R 10/21/21 & PH set for 11/4/21

P. Higgins made a motion to approve the application with the conditions below:

1. Prior to the issuance of any zoning authorization of a Certificate of Occupancy or Certificate of Zoning Compliance the following shall be addressed to the satisfaction of the Zoning Enforcement Officer or other Town staff as indicated:
 - a. Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.
 - b. Determine and provide information (location, size & species) regarding large trees adjunct to the driveway near the proposed garage and evaluate the possible shift of the house/driveway to the north if needed to reduce impact of proposed construction on the root zone/future viability of the trees or if necessary provide for their removal.

M. Palluzzi seconded the motion which passed unanimously.

2. Anthony Loricco-Applicant & Owner
18 Brookhills Road
Special Exception for Grading (Section 6.8) for a new
Septic System
Application #21-10.2
A/R 10/21/21 & PH set for 11/4/21

M. Palluzzi made the motion to approve the application with the condition below:

1. Prior to the issuance of any zoning authorization of a Certificate of Occupancy or Certificate of Zoning Compliance the following shall be addressed to the satisfaction of the Zoning Enforcement Officer or other Town staff as indicated:
 - a. Prior to the start of construction erosion control measures shall be installed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project.

F. Russo seconded the motion which passed unanimously.

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OLD BUSINESS:

1. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception- Car Wash
Application #21-7.4
PH opened 9/16/21 & continued to 11/18/21
2. Nick Magnotta-Applicant
John & Rachel Brasile c/o Attorney Joseph Porto-Owners
54 & 60 North Main Street
Special Exception-for Grading (Sec 6.8) for a Car Wash
Application #21-9.1
PH opened 9/16/21 & continued to 11/18 /21
3. BC Investment Property LLC, c/o Bruno Ciccone-
Applicant & Owner
175 Cherry Hill Road
11 Lot ReSubdivision
Application #21-8.1
A/R 9/2/21 & PH set for 11/18/21 (Time Extension offered)
4. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
PDD/Master Plan Amendment Modification
Application #21-10.3
A/R 10/21/21 & PH to be set
5. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
Special Exception Modification-Grading (Sec 6.8)
Application #21-10.4
A/R 10/21/21 & PH to be set
6. Cherry Hill Estates, LLC c/o Joe Mineri-
Applicant & Owner
26 Cherry Hill Road
Site Plan Modification-Multi Family Residential
Application #21-10.5
A/R 10/21/21

NEW BUSINESS:

1. Lindsey Shaffner-Applicant
KIOP Branford LLC, c/o Kimco Realty, Nicholas Brown (VP)-
Owner
1025-91 West Main Street
Special Exception-Indoor Recreation (Gym)
Application #21-10.8

To be A/R & PH set for 11/18/21

2. Goodsell Point, LLC c/o Sal Marottoli-
Applicant & owner
61, 65-71, 67 & 73 Goodsell Point Rd
Site Plan/CAM - Mixed Use Development – (Marina & Residential)
Application #21-10.9
To be A/R

3. Michael Sutfin-Applicant & Owner
14 Lanphier Cove Rd.
Subdivision Modification
Application #21-11.1
To be A/R

E. Breining explained the applicant is requesting the \$1500.00 bond balance be returned to him. However, he needs to modify the subdivision plan showing that 2 trees have been removed. The tree Warden supports no trees being planted in that location.

P. Higgins made a motion to approve the Subdivision Modification to allow the removal of the two trees.

M. Liguori seconded the motion which passed unanimously.

OTHER BUSINESS:

1. Bond Release for 9 Laurel Hill Road.
F. Russo made a motion to approve the bond release.
P. Higgins seconded the motion which passed unanimously.
2. Bond release request for 14 Lanphier Cove Road Subdivision
F. Russo made a motion to approve the bond release.
P. Higgins seconded the motion which passed unanimously.

H. Smith noted an item should be added to the agenda. This is for a moratorium for cannabis establishments. This item was previously discussed at the last pz meeting.

M. Palluzzi made a motion to add the moratorium to the agenda.
M. Liguori seconded the motion which passed unanimously.

P. Higgins made a motion to authorize the chair to sign the application to propose the moratorium for cannabis establishments.
M. Palluzzi seconded the motion which passed unanimously.

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The Commission discussed this and Chairperson Andres noted that some towns are receiving applications for cannabis establishments. The moratorium will give the Commission time to formulate long term regulations.

The Public Hearing will be 12/9/21 and the required notices were sent out.

3. Planner's Report

H. Smith said a survey for the Affordable Housing Plan is coming to the PZ Commission and will be distributed to many other people in towns.

H. Smith said the next step in opting out of the Accessory Apartments item is to forward the PZ decision to the RTM.

Chairperson Andres volunteered to go to the RTM meeting and explain why the PZ Commission wants to opt out of the regulation.

H. Smith said they will vote on new officers for the PZ Commission at the December meeting.

He then distributed a new meeting schedule and asked the Commission to review the dates and that can be voted on at the next meeting.

The meeting adjourned at 8 p.m.