



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, SEPTEMBER 20, 2018 **REGULAR MEETING 8:00 P.M.** BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: J.Lust,J.Vaiuso,J.Chadwick,C.Andres

Commissioners Absent: M.Palluzzi,D.Dyer,F.Russo,P.Higgins

Staff Present: H. Smith-Town Planner, R. Stoecker- Assistant Town Planner,M.Martin-Clerk

J.Lust read the Public Hearing notice into the record.

Chairperson Andres reviewed the Public Hearing procedure.

PUBLIC HEARINGS:

1. Branhaven Motors, Inc.,c/o
Robert Lavallee-Applicant
348 West Main Street, LLC- Owner
348-380 West Main Street
Special Exception Modification- Motor Vehicle Sales (Parking & Expansion)
Application #18-6.9
A/R 7/12/18 & PH opened 9/6/18 & continued to 10/4/18

This item is continued to the 10/4/18 meeting.

2. Planning & Zoning Commission-Applicant
7 Mona Ave., 3-5,7,11,19 and 23 Bellview Road
Zoning Map Amendment-(BL to R-1)
Application #18-8.4
A/R 9/6/18 & PH set for 9/20/18

H. Smith highlighted the properties that were affected on the map, explaining that they are in the business zone and this has created some issues for at least one property owner who wanted to have an accessory structure but cannot because they are nonconforming in the Business zone. This rezoning would be an option to make all the residential uses conforming which would help the homeowners with refinancing, accessory structures and other uses on their property.

This change would allow all of Bellview Avenue to remain residential.

R. Stoecker highlighted a chart showing the properties affected and their existing uses. He noted that this change might result in a subdivision or duplex development on one of the properties to be rezoned due to its size.

PUBLIC INPUT:

1. Bob Henninger- 19 Bellview Rd. – He recently learned that this area was zoned Business. He is in favor of the zone change.
2. Maryann Amore -Her family built one of the first houses on Bellview Avenue and she has lived in that area for nearly 70 years. She noted she wasn't aware of the Business zone until recently either. She supports the zone change.
3. Gail Flynn- 8 Bellview Road- She asked about the changes in the minimum lot areas and when was it changed?

Chairperson Andres closed the Public Hearing.

MINUTES: 9/6/18

H. Smith noted two changes that need to be made to the 9/6/18 minutes.

One change is on page 4 under Planner's Report. The last sentence should read: They will continue their review of the draft Plan of Conservation & Development.

The other change is on page 4 under item number 3. The second motion should read: J. Lust made a motion to release the bond of \$500.00. J. Chadwick seconded the motion which passed unanimously.

J. Vaiuso made a motion to approve the minutes with the changes stated above. J. Chadwick seconded the motion which passed unanimously.

CORRESPONDENCE:

1. **A notice from the Siting Council approving a refit of an antenna on 21 Acorn Road.**
2. **A notice of intention to approve an application submitted by the town to rework drainage by the Branford River.**

RETURN TO TABLE:

1. Planning & Zoning Commission-Applicant
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Application #18-8.4
A/R 9/6/18 & PH set for 9/20/18

J. Chadwick made a motion to approve the Zoning Map Amendment with the finding that its consistent with the 2008 Plan of Conservation & Development and it's in accordance with the Comprehensive Plan and Zoning Regulations and Map with an effective date of October 15, 2018.

J. Lust seconded the motion which passed unanimously.

OLD BUSINESS:

1. Marjorie Bunney-Applicant & Owner
30 Wakefield Road
Special Exception Modification & CAM-
Shoreline Flood & Erosion Control Structure
Application #18-8.1
A/R 9/6/18 & Tabled to 9/20/18

This item is TABLED to the 10/4/18 meeting.

2. Frank Vigliotti, c/o Vigliotti Construction-Applicant
John D. Thompson Hospice Institute for Education, Training & Research, c/o
Ronny J. Knight (President & CEO of Ct. Hospice)-Owner
191 Short Beach Road
Subdivision & Coastal Site Plan
Application #18-8.2
A/R 9/6/18 & Tabled to 9/20/18, WITHDRAWN

3. William C. Lyons-Applicant
Barbara R. Lyons-Owner
190 Damascus Road
ReSubdivision & Special Exception-Interior (Rear) Lot
Application #18-8.3

A/R 9/6/18 & PH set for 10/4/18

4. 26 Cherry Hill Road LLC.-Applicant & Owner
26 Cherry Hill Road
PDD Site Plan/Special Exception (Section 6.8; Grading & Earth Removal Activities)-
Multi-Family Residential
Application #18-8.5
A/R 9/6/18 & Tabled to 9/20/18, PH to be set

The Commission set the PH for the Section 6.8 Special Exception for 10/18/18 and Tabled the PDD Site Plan to 10/18/18.

5. Nancy E. Petrowski-Applicant & Owner
67 South Montowese Street
Special Exception- Accessory Apartment
Application #18-8.6
A/R 9/6/18 & PH set for 10/4/18
6. Robert J. Caldarella, c/o
Sunrise Cove Partners, LLC.-Applicant & Owner
26,30,34,34A Double Beach Road
Lot Line Revision-Subdivision Modification
Application # 18-8.7
A/R 9/6/18 & Tabled to 9/20/18, WITHDRAWN
7. Thimble Island Brewing Co. c/o Justin Gargano-Applicant
16 Business Park Drive c/o Charles E. Weber Jr.-Owner
16 Business Park Drive
Special Exception- Restaurant
Application #18-9.1
A/R 9/6/18 & PH set for 10/4/18
8. Peter & Debra Romanos-Applicants & Owners
45A Cocheco Avenue
Coastal Site Plan- Single Family Residence
Application #18-9.2
A/R 9/6/18 & Tabled to 10/4/18

NEW BUSINESS:

OTHER BUSINESS:

1. Planner's Report

H. Smith reported that the Plan of Conservation & Development Steering Committee modified and endorsed a draft version of the POCD to be forwarded to the Planning & Zoning Commission. The final draft with modifications will be presented by the consultant at the 10/4/18 Special Meeting which will be held at 6pm prior to the regular Planning & Zoning Meeting.

H. Smith suggested having another Special Meeting with the Steering Committee to review the draft Plan. October 17th and the 24th were discussed as possible dates for additional meeting(s). He noted that once the Commission had completed reviewing the draft and making any changes they would need to schedule and hold a Public Hearing prior to adopting the plan.

Meeting was adjourned at 8:30 p.m.