



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY, SEPTEMBER 6, 2018 REGULAR MEETING 7:00 P.M. BRANFORD FIRE HEADQUARTERS 45 NORTH MAIN STREET

Commissioners Present: Present: J.Lust, J.Chadwick,J. Vaiuso,C. Andres
Commissioners Absent: M. Palluzzi, F. Russo, D. Dyer, P. Higgins
Staff Present: R. Stoecker- Assistant Town Planner, M. Martin- Clerk
Staff Absent: H. Smith- Town Planner

Chairperson Andres introduced the Commission and the Staff.
Commissioner J. Lust read the Public Hearing Notice into the record.
Chairperson Andres then reviewed the Public Hearing procedures.

PUBLIC HEARINGS:

1. Branhaven Motors, Inc.,c/o
Robert Lavalley-Applicant
348 West Main Street, LLC- Owner
348-380 West Main Street
Special Exception Modification- Motor Vehicle Sales
Application #18-6.9
A/R 7/12/18 & PH set for 9/6/2018

John Schmitz- (BL Companies) represented the applicant and spoke first. He noted the Site Plan was originally approved in 2003 and subsequent to that the Applicant has been using the rear gravel lot for additional car storage. A violation notice was sent out and the Applicant seeks to comply with the violations. The Applicant applied to the Zoning Board of Appeals to obtain a variance to increase the additional impervious lot coverage. He received approval from the Zoning Board of Appeals and the Inland Wetlands Department as well.

This application, if approved, will allow the overflow parking to remain in the rear area of the lot. Improvements need to reflect missing landscaping from earlier site plan, additional landscaping and possible parking alternatives. They will be submitting an additional landscaping plan as requested by Staff. R. Stoecker reviewed the staff report. He noted staff recommends the item to be continued to the October 4th meeting to allow for landscaping and parking improvements.

PUBLIC INPUT:

No one spoke.

Chairperson Andres said this item is to be continued to the October 4 meeting.

MINUTES: 7/26/18

J. Chadwick made a motion to approve the July 26, 2018 as written.
J. Lust seconded the motion which passed unanimously.

CORRESPONDENCE:

R. Stoecker noted that they had received notification from the CT. Siting Council concerning modification to exiting telecommunication towers at the following locations:

1. The exiting tower located at 10 Sylvia Street. Replacement & new antennas
2. The exiting tower located at 21 Acorn Rd. Replacement & new antennas

NEW BUSINESS:

1. Marjorie Bunney-Applicant & Owner
30 Wakefield Road
Special Exception Modification & CAM-
Single Family Residence
Application #18-8.1

The Applicant's engineer is requesting this item be **TABLED to the 9-20-18 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

This application is awaiting IW approval.
TABLED to the 9-20 meeting.

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

The Commission accepted this for review and set the Public Hearing for 10-4-18.

4. 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

The Commission accepted the application for review and set the Public Hearing for 9-20-18.

5. 26 Cherry Hill Road LLC.-Applicant & Owner
26 Cherry Hill Road

Site Plan –Multi-Family Residential
Application #18-8.5

Town Center Revitalization Review Board will review this on 9-12-18.

Tabled to the 9-20-18 meeting.

6. Nancy E. Petrowski-Applicant & Owner
67 South Montowese Street
Special Exception- Accessory Apartment
Application #18-8.6

The Commission accepted the application for review and set the Public Hearing for 10-4-18.

7. Robert J. Caldarella, c/o
Sunrise Cove Partners, LLC.-Applicant & Owner
26,30,34,34A Double Beach Road
Lot Line Revision
Application # 18-8.7

Attorney Lawrence Greenburg (Bernblum & Greenberg, New Haven) represented the applicant. Also present was the applicant Robert Caldarella. Attorney Greenburg explained there are 4 building lots on the property which predate zoning (1906). The lot lines have not changed since then. The Applicant intends to make 3 conforming lots, instead of the 4 non-conforming lots that are presently there.

Chairperson Andres reviewed the plan from 1906 showing 2 lots. The assessors map shows 4 lots. There was a discussion regarding the title search and how did the lots change from the original map from 1906. Chairperson Andres noted if a change occurred prior to 1956, there were no zoning regulations in place. The question of whether it's a lot line revision or a subdivision was also discussed. Chairperson Andres thought more research may be needed to determine whether the application should be a lot line revision or a subdivision.

The Applicant submitted the 4 title searches for the four properties per the Chairman's request. He stated the Documents will be reviewed and the applicant would be contacted if there were additional questions.

TABLED TO THE 9-20-18.

8. 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

The Commission accepted the application for review and set the Public Hearing for 10-4-18.

9. Peter Romanos-Applicant
Peter & Debra Romanos-Owners
45A Cocheco Avenue
Coastal Site Plan- Single Family Residence

Application #18-9.2

This item is Tabled to the 10-4-18 meeting.

OTHER BUSINESS:

1. Planner's Report
The Plan of Conservation and Development (POCD) Steering Committee will meet Thursday, September 13, 2018 from 6:30 pm to 8:30 pm at the Branford Fire Headquarters. They will review the draft Plan of Conservation & Development and possibly set a Public Hearing date.

2. Bond Release of \$1,000 for 25 Brockett's Point Rd.
R. Stoecker explained this bond was for two (2) 500.00 bonds for driveway aprons. The Zoning Enforcement Officer inspected the site and the two aprons are complete. She Recommends the return of the bond in the amount of \$1,000.00.

J. Vaiuso made a motion to return the bond of \$1,000.00. J. Chadwick seconded the motion which passed unanimously.

3. R. Stoecker noted there is an additional \$500.00 driveway bond release that needs to be added to the agenda. It is for a driveway apron at 160 Limewood Avenue.

J. Lust made a motion to add the bond to the agenda. J. Chadwick seconded the motion which passed unanimously.

R. Stoecker said the Zoning Enforcement Officer inspected the site and the driveway apron is complete. She recommends release of the bond.

J. Lust made a motion to return the bond of \$500.00. J. Chadwick seconded the motion which passed unanimously.

A neighbor of 191 Short Beach Road had a concern about the application. Chairperson Andres advised her that the Planning & Zoning Commission would not review the application until the Inland Wetlands Commission make their decision. He recommended that she attend the next Planning & Zoning Meeting on September 20, 2018.

R. Stoecker then reminded the Commission that the next Planning & Zoning Meeting on September 20, 2018 will begin at 8pm.

The meeting adjourned at 7:53 p.m.