



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY SEPTEMBER 7, 2023

This meeting was held remotely, solely via ZOOM.

Commissioners Present: J. Chadwick, S. Huttner, M. Liguori, F. Russo, M. Palluzzi, J. Vaiuso, C. Andres
Commissioners Absent: None
Staff Present: H. Smith- Town Planner, E. Breining-Asst. Town Planner, M. Martin-Clerk

Chairperson Andres introduced the commission and Staff present and then reviewed the public hearing meeting procedures.

Secretary F. Russo read the public hearing notice into the record.
E. Breining reviewed how to participate in the public hearings.

PUBLIC HEARINGS:

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 & continued to 9/7/23 with time extension

Peter Hentschel gave a brief update since the last meeting, noting they have adjusted some wording and have integrated J. Chadwick's wording.

H. Smith noted that he just recently sent out a current updated copy of the changes to the commission. He then displayed the changes and reviewed them. He made a few comments and said a time extension is needed from the applicants to continue this item to the next meeting on Sept. 21

The applicants granted the time extension and the commission accepted it.
The commissioners asked a few questions.

PUBLIC INPUT: No one spoke.

Chairperson Andres stated this item is continued to the next meeting on 9-21-23 via zoom.

2. Anthony Capasso-Applicant
Walter Maguire Jr. - Owner
66, 76-82 Totoket Rd. & 0 Tweed Road (Pine Orchard)
Re-subdivision to create four new lots from three existing properties located at 66, 76-82 Totoket Road & 0 Tweed Road & Coastal Site Plan
Application #23-4.8
A/R 4/20/23 & PH opened 6/15/23 & continued to 9/7/23 with time extension

Attorney Tim Lee represented the applicant and noted the project Engineer, David Nafis was also present. Attorney Lee gave a brief overview of the project stating the

applicant wants to create 4 lots from the current 3 lots to create a family compound. He has three sons and each son will have their own house on a parcel. This application was continued due to prior comments from the Town Engineer and the Town Planner.

Nafis and Young had submitted revised plans and David Nafis spoke and gave a brief review of them.

E. Breining reviewed the staff report.

PUBLIC INPUT:

1. Attorney Amy Blume- She noted that revised plans were submitted by the applicant. She asked what changes were made. She doesn't want to comment on them since she hasn't seen them. Also present with her is Michael Ott. They will reserve comments until the next meeting.

Chairperson Andres stated this item is continued to the 9-21-23 planning & zoning meeting.

3. 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 set for 9/7/23
4. 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 set for 9/7/23
5. 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 set for 9/7/23

Attorney Timothy Herbst represented the applicant and stated he reviewed the staff report and then summarized the modifications the applicant was seeking .

H. Smith made a few comments.

Attorney Herbst noted that the applicant offered to post a bond but the building official stated that there were no safety issues with the building.

The commissioners had a discussion and made some comments.

J. Chadwick added a few comments and H. smith noted for the record that he is a licensed architect in the state of CT.

Public input:

1. Richard Stokes-23 Cherry Hill road- He agreed with the comments J. Chadwick made. He said this applicant has not been a good neighbor. He noted that the Sears kit house is overgrown and not kept up. He also noted that the applicant could have connected to the gas line. Every house on the street is connected to the

gas line.

2. Ann Trapasso- She agreed with Mr. Stokes comments and spoke of the deterioration of the Sears Kit house, noting that it is of historical value. She asked that some plan be made for the house. She also agreed with the Town Planner and Joe Chadwick's comments.

3. Matt Radulski- (President of the Branford Historical Society) noted he has spoken with Mr. Miner several times and that this property has been an ongoing problem. He asked Attorney Herbst to delete the Branford Historical Society name from any application materials and any future submissions.

He spoke of the importance of the Harrison House to the town and noted that the Society is pro housing and also pro Harrison House. And adding that the Sears kit house is in the Canoe Brook Historical district.

4. Mrs. Zeller- (resident of Cherry Hill Estates)-She stated she is disappointed in the lack of upkeep on the property. The paving is not completed, the trees are not maintained and in general the property is not maintained well. She stated that several of the other residents that live there are also unhappy.

Chairperson Andres said this item is continued to the September 21, 2023 meeting.

6. Lakeview Center Associates LLC c/o Delaurentise Management-
Applicant & Owner
249-251 West Main Street
Special Exception-Multi-Tenant Signage Program
Application #23-6.7
A/R 7/6/23 & PH set for 9/7/23

The applicant requested the hearing be opened and continued without testimony to the Sept 21, 2023 meeting.

7. 9 Elm Street, LLC c/o Kevin O' Neill -Applicant & Owner
9 Elm Street
Special Exception-Parking & Storm water Maintenance Improvements & Grading
(Sec 6.8) for an Auto Repair Facility
Application #23-7.3
A/R 7/20/23 & PH set for 9/7/23

J. Pretti (Criscuolo engineering) represented the applicant and noted that the applicant was also present. J. Pretti displayed the site plan and reviewed it. This application is for a parking lot and storm water improvements.

E. Breining reviewed the staff report.

H. Smith noted that this item should be reviewed by the Town Center Board next week.

Public Input: No one spoke

Chairperson Andres noted this item is continued to the Sept 21, 2023 meeting.

MINUTES: 7/20/23 & 7/27/23

F. Russo made a motion to approve the 7/20/23 meeting minutes.

J. Chadwick seconded the motion which passed unanimously.

**J. Chadwick made a motion to approve the 7/27/23 meeting minutes.
F. Russo seconded the motion which passed unanimously.**

CORRESPONDENCE:

Cell tower improvements at 10 Sylvia Street, 60 Hosley Avenue, 180 North Main Street.

Deep permit application submitted by John Lust re: Boardwalk (Indian Neck Ave & Montowese St). Deep has issued a notice to approve the application.

Correspondence from the Interim Town Planner in Guilford regarding an application To amend the zoning map (along Rt 1 & along the railway).

OLD BUSINESS:

NEW BUSINESS:

1. Wells Fargo Bank c/o Kelly Christian –Applicant & Owner
840 Main Street
Site Plan Modification- Modifications to Exterior Lighting
Application #23-7.4
To be A/R

This item will be discussed at the 9-21-23 meeting.

2. Ryan & Lea Polizzo- Applicants & Owners
117 Thimble Islands Road
Special Exception- Accessory Apartment
Application #23-8.1
To be A/R & PH to be set

PH is set for 9-21-23

3. Ryan & Lea Polizzo- Applicants & Owners
117 Thimble Islands Road
Special Exception- Grading (Section 6.8)
Application #23-8.2
To be A/R & PH to be set

PH is set for 9-21-23

4. Ryan & Lea Polizzo- Applicants & Owners
117 Thimble Islands Road
Special Exception- Oversized Accessory Structure
Application #23-8.3
To be A/R & PH to be set

PH is set for 9-21-23

5. Town of Branford (c/o Jamie Cosgrove)-Applicant & Owner
185 Damascus Road
Special Exception Modification-Walsh Intermediate School-Field Improvements
Application #23-8.5
To be A/R & PH to be set

PH is set for 9-21-23

6. Vincent Federico-Applicant
Jennifer Federico-Owner
18-19 Etzel Road
Special Exception & CAM-Demo of existing house & rebuild as a Fema compliant house
Application #23-8.7
To be A/R & PH to be set

Staff will set PH

7. 61 East Industrial LLC c/o Paul Santa Barbara-Applicant & Owner
61 East Industrial Road
Special Exception- Indoor & Outdoor Recreation use
Application #23-8.8
To be A/R & PH to be set

PH is set for 9-21-23

8. Julie Niedzwiecki-Applicant & Owner
35 Bayberry Lane
Special Exception- Accessory Apartment
Application #23-8.9
To be A/R & PH to be set

PH is set for 9-21-23

OTHER BUSINESS:

1. Bond Establishment- 102 Stony Creek Road
J. Vaiuso made a motion to approve the bond establishment.
J. Chadwick seconded the motion which passed unanimously.
2. Planner's Report

H. Smith talked of some possible future zoning regulation amendments. He asked the Commission if they would like to have a special meeting to discuss these. The commission then discussed possible meeting dates. The final consensus was A meeting will be held either the end of October or the beginning of November.

H. Smith discussed a request that was received from the Engineering Dept. and the developer of the new Parkside Village I building. He explained the Engineering Dept. and developer/contractor were proposing to excavate and create a revised route for the line to connect to the town sewer line in South Montowese Street at an existing manhole rather than the previously approved connection. This is due to the presence of ledge and the depth of the sewer line in South Montowese Street. He said the Engineering Dept. was concerned about the potential for the town sewer line to be damaged. He explained that the new proposed sewer line route in the development would, however, likely require additional tree removal and showed it on a plan. An arborist working with the developer has said the roots of the trees will be severely

impacted by this work and it's highly unlikely that they will survive.

Replacement trees would be added. The engineering Dept. would strongly prefer The sewer connection be made at the existing sewer manhole.
H. smith noted he is willing to approve this as a minor site plan modification but he wanted to make sure the commission is ok with that.

The commission discussed it and agreed this is a minor site plan modification and they are ok with H. Smith approving this as a staff approval.

H. Smith said that additional training will be available to the commissioners soon thru the clear academy (UConn). More information will follow.

F. Russo noted the passing of David Sacco (TPA Group) and said he was always professional and very knowledgeable. The commission agreed.

The meeting adjourned at 9:30 p.m.