



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
WEDNESDAY AUGUST 7, 2024
SPECIAL MEETING 7:00 PM

This meeting was held remotely, solely via ZOOM.

Commissioners Present: Chuck Andres, Joe Vaiuso (arrived at 8:30 pm), Massimo Liguori, Sharon Huttner, Joe Chadwick, Fred Russo, Marci Palluzzi

Staff Present: Harry Smith (Town Planner), Evan Breining (Asst. Town Planner), Michelle Martin (Clerk)

Chairperson Andres reviewed the public hearing procedures.
Secretary Fred Russo read the public hearing notice.
Evan Breining reviewed how to participate in the public hearing

PUBLIC HEARINGS:

1. 23 North Main LLC, c/o Dan Iammuno-Applicant & Owner
23 North Main Street
Special Exception-Automobile Washing and/or Lubricating & Detailing
Application #24-5.2
A/R 5/16/24 & PH opened 7/18/24 & continued to 8/7/24-

THIS APPLICATION WAS WITHDRAWN.

2. Faulkner Island Development LLC-Applicant
Anthony J. Lasala (Trustee)-Owner
1201 West Main Street
Special Exception & Coastal Site Plan - Motor Vehicle Service
Application #24-5.4
A/R 7/18/24 & PH opened 7/18/24 & continued to 8/7/24
3. Faulkner Island Development, LLC-Applicant
Anthony J. Lasala (Trustee)-Owner
1201 West Main Street
Special Exception- Grading (Sec 6.8) for Motor Vehicle Service
Application #24-7.4
To be A/R & PH set for 8/7/24

H. Smith noted the applicant submitted an email granting a time extension to the 9/5/24 Meeting.

Chairperson Andres asked if anyone was unable to make the 9/5/24 meeting, he would let them speak now.

PUBLIC INPUT:

1. Sharon- Home Place- asked about possible blasting. She is concerned. She also spoke of the driveway configuration and the traffic problem there.
2. Annette C. – 81 Main St. Unit 41C- She spoke of the prior blasting and the heavy machinery that was used, noting there was a lot of vibration in the condo unit. She also mentioned the heavy traffic there and said, just because it's zoned commercial there, doesn't mean it has to

go there.

3. Michael Conte- 81 Main St. Unit 48C-He asked about the grading. Also, how much distance will there be between the two properties? He has concerns about lighting, signage and the entrance and exits.
4. V. Guglielmi- She said she spoke at the last meeting and asked : is there a traffic study? She agreed that traffic is an issue, and this project will greatly affect their community.

Chairperson Andres repeated that item #2 and #3 will be continued to the next meeting on 9/5/24.

4. Pent Road LLC, c/o Joe Lepre-Applicant & Owner
28 Kirkham St.(0 Elm St)
Special Exception-Two Family Dwelling(s)
Application#24-5.9
A/R 6/6/24 & PH opened 7/18/24 & continued to 8/7/24
5. Pent Road LLC, c/o Joe Lepre-Applicant & Owner
28 Kirkham St.(0 Elm St)
Special Exception & Coastal Site Plan -Grading (Sec. 6.8)
Application #24-7.3
A/R 7/18/24 & PH set for 8/7/24

Public hearing items #4 and #5 were heard together.

Joe Lepre- (Applicant) spoke noting he had previously gone to the zoning board of appeals and was granted a variance. He wants to have 2 smaller structures on the site instead of one larger one. He also received approval from the Twon Center Revitalization Board. He displayed the site plan and reviewed it. He noted that he has revised plans that he will be submitting shortly.

E. Breining reviewed the staff report.

PUBLIC INPUT : No one spoke.

Chairperson Andres noted that these two items will be continued to the next meeting on 9/5/24 to give staff time to review revised plans.

6. CP Branford LLC c/o Attorney John Knuff-Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner
329 East Main Street aka 325 East Main Street
PDD Master Plan
Application #24-6.4
A/R 6/20/24 & PH opened 7/18/24 & continued to 8/7/24
7. CP Branford LLC c/o Attorney John Knuff-Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner
329 East Main Street aka 325 East Main Street
PDD Site Plan
Application #24-6.5
A/R 6/20/24 & PH opened 7/18/24 & continued to 8/7/24
8. CP Branford LLC c/o Attorney John Knuff-Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner
329 East Main Street aka 325 East Main Street
Special Exception -Grading (Sec. 6.8)
Application #24-6.6
A/R 6/20/24 & PH opened 7/18/24 & continued to 8/7/24

9. CP Branford LLC c/o Attorney John Knuff-Applicant
Stop & Shop Supermarket Co. aka Twiss Realty Co. Inc-Owner
329 East Main Street aka 325 East Main Street
3 Lot Subdivision
Application #24-6.7
A/R 6/20/24 & PH opened 7/18/24 & continued to 8/7/24

Public hearing items #6,7,8 and 9 will be heard together.

Attorney John Knuff (Milford) noted that they tried to address the concerns that were raised at the last meeting and said that revised plans were submitted on 8/2/24 as well as responses to the town engineer's comments and the traffic memo. he also noted they received Inland Wetland approval. He said in response to the density question that was raised, this project will have 20% affordable units. He then reviewed those numbers.

Ray Sullivan(Sullivan Architectural Group) spoke next and displayed a site plan , noting the previous plan d the current plan. He then reviewed colored renderings of the exterior.

John Schmitz (BL Companies) reviewed the parking plan revisions and sidewalks. He then reviewed a map showing the distance between this site and the closest storage facility.

H. Smith then added a few comments noting the applicant has addressed many of the concerns that were previously raised. He then reviewed the site plan.

Anthony Russo- (SLR Traffic Consultant) spoke and reviewed the traffic studies submitted by the applicant. He noted he could not verify a few items since he just received this yesterday. He noted he would like more information regarding the construction traffic.

H. Smith then reviewed the map showing the distance between the site and the other storage facility. He then displayed the email that was received from Nicolas. Cairo Devlin. He also noted that the WPCA minutes would be submitted into the record. He isn't recommending any action by the commission at this meeting.

The commissioners gave some comments.

PUBLIC INPUT:

1. Sharon Smith- 50 Home Place- She said this project is too dense and the affordable units are not really affordable. She also noted the building is too big and suggested having more units that people can afford.

Attorney Knuff then responded to some of the comments . He then said he agrees to closing the public hearing at this meeting.

Chairperson Andres asked H. smith to prepare a resolution, and he also requested the additional info from the WPCA .

Chairperson Andres closed the public hearing for items 6,7, 8 and 9.

10. Anthony Capasso-Applicant
Anthony & Vincenzo Capasso-Trustees & Bernard A. Pellegrino-Trustee-Owners
66,76-82 Totoket Rd. & 0 Tweed Rd.
Four Lot Resubdivision & Coastal Site Plan
Application #24-6.8
A/R & PH opened 7/18/24 & continued to 8/7/24

Tim Houle (BL Companies) represented the applicant and displayed and reviewed the site plan. Then he reviewed the survey and the grading plan. He explained that this 4 lot resubdivision will stay in the applicant's family and the lots will be left to his children. He then spoke of the fee in lieu noting that it is waived a/c the family provision.

E. Breining then reviewed the staff report.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the public hearing.

CORRESPONDENCE:

Letter from Attorney Thomas Crosby to Chuck Andres (Chairman of PZ Commission)
Re: 49 Commercial Parkway & 81-11 Commercial parkway

H. Smith displayed the letter and gave a brief summary of it, explaining this is the former Amazon site that was discussed. There is a concern that a capacity study needs to be done in this area. The previous property owner had a study completed and got a recommendation. There will be a Water Pollution Control Authority meeting on August 13 ,where this will be discussed. He will update the commission after this meeting.
The commissioners asked a few questions.

RETURN TO TABLE:

1. Anthony Capasso-Applicant
Anthony & Vincenzo Capasso-Trustees & Bernard A. Pellegrino-Trustee-Owners
66,76-82 Totoket Rd. & 0 Tweed Rd.
Four Lot Resubdivision & Coastal Site Plan
Application #24-6.8
A/R & PH opened 7/18/24 & continued to 8/7/24

J. Chadwick made a motion to approve the application with the Findings and conditions below:

Findings:

1. The Coastal Site Plan is consistent with the goals and policies of the Coastal Area Management Act (CGS Section 22a-92) and incorporates as conditions or modifications all reasonable measures to mitigate adverse impacts on coastal resources and any future water dependent activities.

Conditions:

1. The following items shall be addressed and/or added to the Record Subdivision Map to the satisfaction of the Town Planner or his designee prior to the signature of the Chairperson and recording of the Record Subdivision Map:
 - a. Submittal of a Soil and Erosion Control Financial Guarantee in favor of the Town of Branford, pursuant to Section 6.8.F.1 of form, content and amount as determined by the Town Planner or Zoning Enforcement Officer as may be advised by the Town Engineer and/or Town Attorney, except that this financial guarantee shall not be in the form of a surety bond.
 - b. The applicant shall provide documentation showing all issues raised in the Town Engineer's memo dated August 5, 2024 have been resolved.

- c. The applicant shall provide an affidavit demonstrating the transfer of all land as part of this subdivision is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle, or first cousin of the transferor for no consideration, and as a result, the open space reservation requirement shall not apply, per Section 3.04.N of the Town of Branford Subdivision Regulations.
 - d. The applicant shall revise all applicable sheets that to show the removal of the previously proposed .795 acres of open space.
 - e. The applicant shall add adequate language on the final subdivision plans, indicating that any transfers not protected under CGS Section 8-25 or Section 3.04.N of the Town of Branford Subdivision Regulations, may result in the revocation of this subdivision approval.
 - f. The applicant shall submit documentation showing the approval of the proposed lots and septic systems from the East Shore Health District including any changes made after the approval previously received from them on September 20, 2023.
 - g. All other requirements of Section 6.03 of the subdivision regulations shall be met.
2. As may be directed by the Town Planner or his designee, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented and any additional measures to control soil and erosion determined to be necessary to address conditions during construction.

F. Russo seconded the motion which passed unanimously.

OLD BUSINESS:

1. 0 East Main St. LLC c/o Patricia Robinson-
Applicant & Owner
80 East Main Street
Special Exception-Two Family Dwelling
Application #24-7.1
A/R 7/18/24 & PH to be set

Staff will set the public hearing.

2. Elrac LLC c/o Attorney Bernie Pellegrino-Applicant
AJGG Realty LLC c/o Paul Minichino- Owner
4 Liesl Lane
Special Exception- Automobile Leasing
Application #24-7.2
A/R 7/18/24 & PH to be set

Staff will set the public hearing.

3. Charles Watts-Applicant & Owner
38 Howard Avenue
Special Exception-Grading (Sec. 6.8) -Single Family Residence
Application #24-7.5
A/R 7/18/24 & PH to be set

Staff will set the public hearing.

NEW BUSINESS:

1. Shrestha Management LLC c/o Gobinda Shrestha-
Applicant & Owner
230 East Main Street
Side Plan Modification- Restaurant & Retail
Application #24-7.6
To be A/R

This will be approved by staff.

OTHER BUSINESS:

1. Referral of an application for a use variance from ZBA for 9 Business Park Drive

E. Breining explained this is a use variance application to allow a personal studio (waxing) in an IG zone. The applicant has already been operating there.

A use variance needs to be referred to the PZ Commission by the Zoning Board of Appeals, per the regulations for optional comments.

The commission felt this was not a drastic change of use. They gave no formal comment.

F. Russo mentioned that the former chair of the PZ commission for several years, Mac McGuigan recently passed and wanted to tell everyone, and he shared a few thoughts and memories of him.

The meeting adjourned at 9:30 pm.