



PLANNING AND ZONING COMMISSION

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MINUTES PLANNING & ZONING COMMISSION THURSDAY OCTOBER 3, 2024 REGULAR MEETING 8:00 PM

This meeting was held remotely, solely via ZOOM.

Commissioners Present: J. Vaiuso, J. Chadwick, C. Andres, M. Liguori
Commissioners Absent: M. Palluzzi, F. Russo, S. Huttner
Staff Present: H. Smith (Town Planner), M. Martin (Clerk)

Chairperson Andres introduced the Commission and Staff.
Town Planner H. Smith read the public hearing notice into the record.
Chairperson Andres reviewed the public hearing procedures.
Town Planner reviewed how to participate in the public hearing .

The meeting started at 8:01 pm.

PUBLIC HEARINGS:

1. 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 opened 9/5/24 and continued to 10/3/24
2. Elrac LLC c/o Attorney Bernard Pellegrino-Applicant
AJGG Realty LLC c/o Paul Minichino-Owner
4 Liesl Lane
Special Exception- Grading (Sec. 6.8) for Automobile Leasing
Application # 24-8.7
A/R & PH opened 9/19/24 and continued to 10/3/24

Items number one and two were discussed together. Attorney Bernard Pellegrino (New Haven, CT) spoke first representing the applicants. He noted that John Petri and Luke Sofair (Civil Engineer) were also present. He reminded the commission that a presentation was made at the last meeting and there were a few staff comments that needed to be addressed, noting the applicant had addressed them. Also, the issues that were concerning the neighbor at 18 Clancy St.. have also been addressed.

H. Smith reviewed E. Breining staff report in his absence.

PUBLIC INPUT: No one spoke.

Chairperson Andres closed the public hearings for items one and two.

3. Premier 200 North Main Realty LLC c/o R. Alvine-
Applicant & Owner
200 & 206 North Main Street
Special Exception- Automobile Service Facility
Application #24-8.4
A/R 9/5/24 & PH set for 10/3/24

Mike Ott of Summer Hill Engineering represented the applicant and noted that he is also present . He displayed an aerial view of the site and reviewed the existing conditions. He then reviewed the site plan and architectural plans.

Robert Alvind(applicant) spoke briefly saying this facility is primarily for working on electric vehicles since more room is needed to work on them.

Mike Ott then highlighted the landscape plan.

H. Smith (Town Planner) noted that an additional special exception application for grading (Sec. 6.8) is coming in. that will be on the November 7 public hearing, so this application should be continued until then so both applications can be reviewed and voted on at the same time.

Mike Ott said the applicant is requesting a waiver of the landscape architect requirement for this application.

H. Smith reviewed E. Breining staff report in his absence.

PUBLIC INPUT: No one spoke.

The commission then discussed the waiver request of the landscape architect. They each gave some input, and the final consensus was they would like a professional landscape plan.

H. Smith suggested that the applicant let staff know of the person's qualifications who will be working on the landscape plan . The commission agreed to this as well as the applicant.

Chairperson Andres announced this item will be continued to the 11-7-24 meeting and will be heard with the special exception application for grading.

4. 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 10/3/24 with time extension
5. 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
A/R & PH opened 7/18/24 and continued to 10/3/24 with time extension

Chairperson Andres announced that Public Hearings for items 4 and 5 for 1201 West Main Street are continued to the October 17 meeting per the applicants request. The applicant offered a time extension which the commission accepted.

RETURN TO TABLE:

1. 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 opened 9/5/24 and continued to 10/3/24

2. Elrac LLC c/o Attorney Bernard Pellegrino-Applicant
AJGG Realty LLC c/o Paul Minichino-Owner
4 Liesl Lane
Special Exception- Grading (Sec. 6.8) for Automobile Leasing
Application # 24-8.7
A/R & PH opened 9/19/24 and continued to 10/3/24

J. Chadwick made a motion to approve application 24-7.2 and 24-8.7 with the Findings and Conditions below:

FINDINGS:

1. Subject to compliance with the conditions listed below, the Commission finds, based on the testimony and application materials presented, that the proposed use of the property is consistent with the Special Exception Criteria per Section 9.8.F.
2. Subject to compliance with the conditions listed below, the Commission finds that the applicant has demonstrated excellence in landscaping design per section 6.3.L(2)
3. This approval is for construction activity as depicted on sheet C-101 entitled "*Proposed Site Plan*" last revised on September 26, 2024 prepared by John Paul Garcia and Associates, P.C as they may be modified to only to conform to the requirements of this approval and for construction related minor changes approved by the Town Planner or his designee.
4. Per Section 6.5.D.2 of the Zoning Regulations (Table Note #1), the provision of 4 parking spaces per 1000 square feet of gross leasable floor area (10 spaces for this 2,356 square foot facility) is required for this motor vehicle rental use.

CONDITIONS:

1. Prior to the issuance of a Zoning Permit or the authorization for the issuance of a Building Permit the following will be met to the satisfaction of the Town Planner:
 - a. The applicant shall revise sheet C-101 entitled "*Proposed Site Plan*" to show the appropriate number of parking spaces to be determined by the Planning & Zoning Commission, demonstrating compliance with the parking area criteria from section 6.5.E. The remaining area proposed to be paved in the rear and side of the property shall be labeled as "*Proposed Car Storage area*."
2. Prior to the issuance of a Zoning Permit or the authorization for the issuance of a Building Permit the following will be met to the satisfaction of the Zoning Enforcement Officer:
 - a. Prior to the start of construction erosion control measures shall be installed and maintained throughout construction.
 - b. Remove all existing lighting not in compliance with the Zoning Regulations.
3. To reduce glare, all fixtures shall be demonstrated to meet the IES full cutoff definition unless they are emergency lights or very low-level accent lights (less than 900 lumen output- less than an incandescent 100 watt bulb). Fixed, not adjustable, arm mounts shall be used for all fixtures. The correlated color temperature of the light source for all exterior fixtures, either building or pole mounted, shall be equal to or less than 3000 degrees Kelvin (K). Information on all building mounted light fixtures shall be provided including cut sheets

with all model choices indicated and an updated photometric plan (Sheet LP-1) including an updated schedule providing information on the different types of fixtures (maker & model number, mounting height, lumens generated, etc.) and surface light level projections in foot-candles that are in compliance with the requirements of the Zoning Regulations.

4. To ensure continued compliance with the Zoning Regulations (Section 6.3) all landscaping must be maintained as an on-going requirement of this approval to ensure survival of the landscaping. Any landscaping element that does not survive or that becomes significantly damaged must be replaced in-kind.

J. Vaiuso seconded the motion which passed unanimously.

MINUTES: Sept. 19, 2024

H. Smith noted that the commission still needs to approve the October 5, 2024 minutes but he would like to make a few edits to them and also the Sept. 19 minutes.

Chairperson Andres suggested that they approve them both at the next meeting.

CORRESPONDENCE: None

OLD BUSINESS:

1. A & R LLC c/o Aman Ulah-Applicant
Fusco Branford Industrial c/o Louis R. Pepe-Owner
5 East Industrial Road
Special Exception- Gasoline filling Station & retail store above 3,000 sf
Application #24-8.2
A/R & PH opened 9/5/24 and continued to 10/17/24
2. A & R LLC c/o Aman Ulah-Applicant
Fusco Branford Industrial c/o Louis R. Pepe-Owner
5 East Industrial Road
Special Exception- Restaurant (Fast food without a drive-thru window)
Application #24-9.5
A/R 9-19-24 & PH set for 10/17/24
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 set for 11/21/24 with Time extension
4. Sonia Shannon-Applicant & Owner
9 East Main Street
Special Exception- Two Family Residential
Application #24-8.8
A/R 9/5/24 & PH set for 10/17/24
5. Matthew & Stephanie Milano-Applicants & Owners
115 Thimble Islands Rd
Special Exception Modification-Grading (Sec 6.8)
Within 100 ft of a wetland for a single-family home
Application #24-9.2
A/R 9/19/24 & PH to be set

H. Smith noted the applicant is requesting a waiver of the public hearing since it is only a modification .He briefly highlighted the application for the commission and he agreed a public

hearing is not necessary.

J. Vaiuso made a motion to waive the public hearing for this application.

J. Chadwick seconded the motion which passed unanimously.

6. Darren Capobianco-Applicant & Owner
9 High Plains Road
Special Exception- Grading (Sec. 6.8)
Application #24-9.6
A/R 9/19/24 & PH set for 10/17/24

7. North Branford Rd LLC & 23 North Main St LLC c/o Dan Iammuno-
Applicant & Owner
13 & 23 North Main Street
Special Exception for an Autobody Repair
Application # 24-9.4
A/R 9/19/24 & PH set for 10/17/24

NEW BUSINESS:

1. Phil Sullivan-Applicant & Owner
6 Buena Vista Rd
Special Exception-Accessory Structure
Application#24-9.7
To be A/R & PH to be set

Staff will set public hearing.

2. Greg Ames- (Applicant) in conjunction with the Stony Creek Architectural Review Board
Zoning Regulation Amendment- To revise the total floor area requirements of Section 5.8.F
Application #24-8.3
To be A/R & PH to be set

Staff will set the public hearing.

OTHER BUSINESS:

1. Planner's Report

H. Smith reminded the commission that he sent out emails to them with a few commissioner training sessions. One of them is an all-day session on October 19.

He noted that if you complete the required training , you are compliant for two years.

Also, he mentioned there are webinars coming up, one of them is on October 10 which is free to join.

He will check the list we have to keep track of the commissioners' training hours.

He also said the zoning regulations will be completed soon. He is finishing them up and the commission can set a date for the public hearing.

Chuck Andres (Chair) said Peter Hentschel (Rules and Ordinances Committee) of the RTM is proposing creating a Harbor Management Commission. There is a meeting on October 15 to discuss this but he can't attend . He briefly explained what this was and asked if anyone was interested in and able to attend.

H. Smith will attend and commissioner M. Liguori was interested.

The meeting adjourned at 9:20 pm