



# PLANNING AND ZONING COMMISSION

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## MINUTES PLANNING & ZONING COMMISSION THURSDAY SEPTEMBER 19, 2024 REGULAR MEETING 7:00 PM

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

This meeting was held remotely, solely via ZOOM.

Chairperson Andres introduced the Commission and Staff.  
Secretary F. Russo read the public hearing notice into the record.  
Chairperson Andres reviewed the public hearing procedures.  
E. Breining reviewed how to participate in the public hearing .

### PUBLIC HEARINGS:

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. 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 9/19/24**
3. 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 set for 9/19/24**

Items 2 and 3 were discussed together.

**Commissioner M. Palluzzi is recusing herself from these two applications.**

Attorney Bernard Pellegrino represented the applicant noting that Luke Sofair (PE, Garcia & Associates)) and Edward D'Amore (Project Architect & planner) and John Petri (Representative for Elrac LLC) were also present.

Attorney Pellegrino reviewed the current the site, noting the new use will be an Enterprise Car rental site. They are relocating from 155 West Main Street.

Luke Sofair spoke next by highlighting the site plan and stormwater plan.

Edward D'Amore then reviewed the the aerial photo and the landscaping plan.  
He then displayed photos of the site and the proposed building.

E. Breining noted he would have conditions of approval for the 10-3-24 meeting.

A nearby neighbor submitted a letter with some concerns. Chairman Andres asked if the applicant could address the neighbors concern at 18 Clancy .

PUBLIC INPUT:

1. Perry Maresca- (Economic & Business Development) He spoke and thinks this is an Ideal business for Branford. It is a vast improvement to the current site. He strongly recommends approving this project.

**Chairperson Andres noted these two items will be continued to the 10-3-24 meeting.**

4. 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 9/19/24**

**The applicant has requested postponing the opening of the public hearing until the 11/21/24 meeting and offered a time extension to the November meeting which the Commission accepted. There is currently an appeal before the zoning board of appeals and that should be decided upon before this application.**

**Chairman Andres noted that the public hearing is not opened tonight and this item will be renoticed.**

**It is noted that Commissioner M. Palluzzi is recused from this application.**

5. Alexander Grindley-Applicant & Owner  
179 Pawson Road  
Special Exception & Coastal Site Plan-Accessory Apartment  
**Application #24-8.5**  
**A/R & PH set for 9/19/24**
6. Alexander Grindley-Applicant & Owner  
179 Pawson Road  
Special Exception-grading (Sec. 6.8) & Coastal Site Plan for an Accessory Apartment  
**Application #24-8.6**  
**A/R & PH set for 9/19/24**

Public hearing number 5 and six were heard together.

Attorney Christopher Licari represented the applicant and explained that these applications are for the construction of a new single-family residence in the same footprint as the existing home and also to construct an accessory dwelling for the applicants' in-laws to stay in when visiting.

The grading application is for a deck for the accessory dwelling.

E. Breining reviewed the staff report. The commissioners asked a few questions.

PUBLIC INPUT: No one spoke.

**Chairperson Andres closed the public hearing.**

**MINUTES:** Sept. 19, 2024- This is the incorrect date. These minutes will be approved at the next meeting, as well as the prior Sept. 5 meeting minutes.

**CORRESPONDENCE: None**

**RETURN TO TABLE :**

1. Alexander Grindley-Applicant & Owner  
179 Pawson Road  
Special Exception & Coastal Site Plan-Accessory Apartment  
**Application #24-8.5**  
**A/R & PH set for 9/19/24**

**F. Russo made a motion to approve the application with the Findings & Conditions below:**

**FINDINGS:**

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

**CONDITIONS:**

1. 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 Kelvin (K). Information on all building mounted and other site lighting shall be provided as necessary to demonstrate compliance with Section 6.7 and the Lighting Appendix referenced in this Section of the Zoning Regulations.
2. Prior to the issuance of any Certificate of Zoning Compliance or the zoning authorization for the issuance of any Certificate of Occupancy the following shall be completed to the satisfaction of the Town Planner or his designee:
  - a. The applicant shall install a vegetated buffer with appropriate & salt tolerant plant species consistent with DEEP Guidelines. This buffer shall consist of plantings that are salt tolerant native species suited to the coastal resource buffer environment.
  - b. The owner of the accessory apartment property must file a deed restriction on the land records requiring that the unit, if rented be rented at or below prices that would qualify the apartment as "affordable housing" as defined in CGS Section 8-30g. The deed restriction is to be reviewed by the Town Counsel or follow his approved format with evidence that the recording of executed deed is the deed restriction version approved by the Town Counsel or that follows his approved format.

**J. Chadwick seconded the motion which passed unanimously.**

2. Alexander Grindley-Applicant & Owner  
179 Pawson Road  
Special Exception-grading (Sec. 6.8) & Coastal Site Plan for an Accessory Apartment  
**Application #24-8.6**  
**A/R & PH set for 9/19/24**

**J. Chadwick made a motion to approve the application with the Conditions below:**

**CONDITIONS:**

1. Prior to the start of construction or the demolition of the existing single-family home, the following shall be completed to the satisfaction of the Zoning Enforcement Officer and maintained throughout the project:
  - a. The applicant shall revise Sheet 2 entitled "Grading Plan" to show a stockpile area, if deemed necessary by the applicant's engineer.
  - b. Erosion control measures shall be installed and maintained throughout construction.
  - c. As may be directed by the Zoning Enforcement Officer, necessary measures to control any dust generated by fill brought into the site or movement of earth material on site shall be implemented.

**J. Vaiuso seconded the motion which passed unanimously.**

**OLD BUSINESS:**

1. 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**
2. 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**
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**
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**

**NEW BUSINESS:**

1. 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**  
**To be A/R**

**Staff will set the public hearing/**

2. 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**  
**To be A/R & PH to be set**

**Staff will set the public hearing.**

3. 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**  
**To be A/R & PH to be set**

**Staff will set the public hearing.**

4. Darren Capobianco-Applicant & Owner  
9 High Plains Road  
Special Exception- Grading (Sec. 6.8)  
**Application #24-9.6**  
**To be A/R & PH to be set**

**Staff will set the public hearing .**

**OTHER BUSINESS:**

1. Planner's Report

H. Smith mentioned that he is submitting as RFP to find someone to rework the landscape regulations. There is a subcommittee that has met a few times already. Hopefully, the contract from the RFP will be completed by the end of October. Then, the person will meet with the Landscape Group and the Planning and Zoning Commission.

Chairperson Andres asked H. Smith about the progress of possibly doing hybrid meetings in the future. He has seen it done successfully in Monroe.

H. Smith replied that he will look into it.

Commissioner J. Chadwick asked about the commissioner training and if there are other opportunities for training.

H. Smith replied that he will check with CLEAR since they are the coordinator of the training.

The meeting adjourned at 8:17 pm.