



TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
Building Department (203) 484-6008 Engineering Department (203) 484-6009
Planning & Zoning (203) 484-6010 Department Fax (203) 484-6018

MINUTES REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, January 5, 2023 – 6:30 pm
Town Hall, 909 Foxon Road, North Branford

1. **CALL TO ORDER:** Chair Nowak called the meeting to order a 6:30 p.m.

2. **ROLL CALL:**

Robert Nowak, Chair
William Galdenzi, Vice Chair, absent
Tricia Mase, Member, absent
Ron Siena, Member
Charles Rubano, Member
Scott Lanza, Member, absent
Barry Ponder, Member, absent

David Perkins, Town Planner
Victor Benni, Town Engineer
Jeff Macmillen, Mayor

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES**

- October 6, 2022 - continued
- December 8, 2022 - continued

Member Rubano made a motion to amend the agenda to add Item A under New Business, Appointment of Zoning Enforcement Officer, seconded by Member Siena and passed 3 – 0.

4. **NEW BUSINESS**

A. Appointment of Town Planner as Zoning Enforcement Officer

Member Rubano made a motion to appoint David Perkins, Town Planner, as the Zoning Enforcement Officer, seconded by Member Siena and passed 3 – 0.

Members discussed and decided to leave Town Engineer Victor Benni and Building Official Steve Buccitti as Deputy Zoning Enforcement Officers.

5. **OTHER BUSINESS**

A. POCD Review / Discussion – Chairman Nowak briefed Town Planner Perkins on the POCD and the Foxon corridor.

B. Review Draft revisions to By-Laws –

Members reviewed Article XI - no revisions discussed; Article XII – no revisions discussed; Article XIII – members discussed revising bylaws to indicate whether documents should be digital or paper copies; Article XIV – members discussed site inspection committee members and how many members are allowed to go. Article XV – no revisions discussed; Article XVI - training is offered by CT Bar every two years; Article XVII – Fees – members discussed whether an ordinance is required. Article XVIII – no revisions discussed; Article XIX – no revisions discussed.

By-laws will be revised per discussions and a draft will be presented at the next commission meeting.

6. TOWN PLANNER’S REPORT

- Application Receipt & Scheduling: Regular meeting January 19, 2023 –

Town Planner Perkins distributed his suggested revisions on regulations that exist today, i.e. land use fees, rebuilding timeframes for non-conforming uses & structures.

Chairman Nowak reviewed items for future agendas for Town Planner Perkins, cannabis, fees, Northford District.

7. ADJOURNMENT: 7:35 p.m.

Member Siena made a motion to adjourn, seconded by Member Rubano and passed.

Respectfully submitted,

Janet Crean
Recording Secretary

Robert Nowak
Chairman