



TOWN OF NORTH BRANFORD

TOWN HALL, 909 FOXON ROAD, NORTH BRANFORD, CONNECTICUT 06471
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 8, 2026 – 6:30 pm
Town Hall, 909 Foxon Road, North Branford

1. **CALL TO ORDER:** Chairman Nowak called the meeting to order at 6:39 p.m.

ROLL CALL

Robert Nowak, Chair
William Galdenzi, Vice Chair, absent
Ron Siena, Member
Barry Ponder, Member
Chris Heon, Member
Paul Marino, Alternate Member
Mary Caruso, Alternate Member

David Perkins, Town Planner

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES**

July 10, 2025 – Member Marino made a motion to approve the meeting minutes of July 10, 2025, seconded by Member Ponder and passed 3 – 3 Abstain (Nowak, Siena, Marino)

December 11, 2025 – Member Marino made a motion to approve the meeting minutes of December 11, 2025, seconded by Member Caruso and passed 5 – 1 Abstain (Ponder)

4. **PUBLIC HEARING AND POSSIBLE ACTION**

SEATED: Members Nowak, Siena, Ponder, Heon, Marino and Caruso

A. Appl. #2025-11 – Amendment to Zoning Regulations

Revise Sections 42.5.1A and 42.5.1D to allow first floor residential uses in the Town Design District II and reduce the needed lot size square footage for each dwelling unit from 20,000 sq. ft. to 6,000 sq. ft. in the B1, B2 and B3 districts. *Applicant: iHH Properties LLC*

Ed Lawton, Northford, stated this application is to change the regulation to having first floor residential and 10,000 sq. ft to 6,000 sq. ft. This regulation is due to the housing shortages in town. This site is located on the edge of the commercial zone and feels there should be no issue with traffic. There will be two units on the first and second floors. Two bedroom and one bath, including handicap unit. Parking is adequate at this time. The front of the building will face the pickle ball courts. This zone change is increasing 4 units to 7 units. Mr. Perkins stated this is a zone change for the whole design district in the center.

PUBLIC COMMENT

Letters read into the record in favor:

1/6/26 – Economic Development Commission

Email from Kara Papa

Jack Hern

Letters read into the record in opposition:

1/8/26 Email Anonymous

No public input.

Mr. Perkins stated the some of the letters refer to House Bill 8002. Under this regulation which is in effect 7/1/26 zoning regulations must allow transient community middle housing (up to 9 units) and developments subject only to a summary review on any parcel zoned for commercial or mixed use development. Therefore after July 1st it is allowed.

Member Ponder made a motion to close the public hearing, seconded by Member Siena and passed.

DISCUSSION:

Chairman Nowak – housing shortage, business opportunities in the design center will be taken away to all apartments, approving text amendment before the law becomes effective. The Town has its own text amendment forth coming. Not in favor.

Caruso – there is a need for first floor apartments especially for people who want to downsize and no stairs. Can increase business.

Ponder – not in favor. Asks applicant to provide any feedback on the town's amendment.

Heon – there would be three changes, this one, the towns and the state's.

Siena – would rather make all changes together.

Member Ponder motioned to deny application, seconded by Member Siena, Vote: 3 – 2 (Caruso/Heon).

5. OLD BUSINESS

A. Appl. #2025-9 – West Pond Road (R-80 zone)

Re-Subdivision of property to create five (5) residential lots with frontage/access on Glenwood Road. *Owner/Applicant: BC Investment Properties LLC, Bruno Ciccone* (Continued from Nov. 6, 2025 and PH closed November 20, 2025, Continued December 11, 2025)

Mr. Perkins stated the last plan that was reviewed showed a storm water pipe discharging from the cul de sac into the wetlands at 8-10 ft. underground of some material. No permit from the wetlands agency to allow this drainage. The final plan that was reviewed after the closing of the public hearing and therefore cannot get any more information. Town staff has reviewed it with the Town Engineer and Town Planner and they have come up with a solution for the runoff and therefore have decided a resubmission to the wetlands is not necessary.

MOTION BY: Member Ponder
SECOND BY: Member Heon
VOTE: Approved 5 - 0

I move to waive the subdivision requirements of:

- Concrete curbing
- and

I move to approve PZC Application #2025-9, West Pond Road Re-subdivision of lot to create five (5) new residential lots with frontage/access on Glenwood Road cul-de-sac, Assessor Map 27B, Lot 18-1, R-80 zone, Owner/Applicant: BC Investment Properties LLC, Bruno Ciccone, as described in the submitted application documents and shown on plans entitled “Land of BC Investment Properties, LLC West Pond Road, North Branford, Connecticut” prepared by Julian Associates LLC containing the following sheets:

- Sheet 1 of 13 “Perimeter Survey” Dated April 11, 2025, revised July 14, 2025
- Sheet 2 of 13 “Limited Property/Boundary Survey Subdivision Map” Dated April 11, 2025, revised November 13, 2025
- Sheet 3 of 13 “Overall Site Development Plan” Dated April 11, 2025, revised November 13, 2025
- Sheet 4 of 13 “Site Development Plan Lot 1” Dated April 11, 2025, revised November 13, 2025
- Sheet 5 of 13 “Site Development Plan Lot 2” Dated April 11, 2025, revised November 13, 2025
- Sheet 6 of 13 “Site Development Plan Lot 3” Dated April 11, 2025, revised November 13, 2025
- Sheet 7 of 13 “Site Development Plan Lot 4” Dated April 11, 2025, revised November 13, 2025
- Sheet 8 of 13 “Site Development Plan Lot 5” Dated April 11, 2025, revised November 13, 2025
- Sheet 9 of 13 “Wetlands Crossing Plan” Dated April 11, 2025, revised November 13, 2025
- Sheet 10 of 13 “Road Plan & Profile” Dated November 13, 2025, revised November 13, 2025
- Sheet 11 of 13 “Soil Erosion & Sediment Control Details & Specifications” Dated April 11, 2025
- Sheet 12 of 13 “Details” Dated April 11, 2025, revised November 13, 2025
- Sheet 13 of 13 “Cultec Stormwater Chamber” Dated April 11, 2025
- Drainage Map (drainage culvert sizing & drainage calculations) Dated July 7, 2025

with the following conditions: #1a, 1b, 2, 4, 5, 6, 7, 8, 9, 10, 13, 16, 17, 18

1a. A bond shall be submitted in an amount to be determined by the Town Engineer with form and surety acceptable to the Town Attorney prior to the filing of the record mylar map. If the applicant does not post a financial guarantee for all public improvements and utilities prior to the required C.G.S. filing period of the approved Record Subdivision Mylar Maps on the North Branford Land Records, the Commission shall authorize the filing of the Record Subdivision Mylar Maps with a conditional approval endorsed thereon. Subdivision lots shall not be transferred to a buyer until the Commission authorizes the filing of the Record Subdivision Mylar Maps with a final, unconditional approval endorsed thereon for said subdivision and said maps are recorded on the North Branford Land Records.

1b. No subdivision lot shall be transferred to a buyer until the approved public improvements and utilities are completed to the reasonable satisfaction of the Town Engineer or before any required financial guarantee for the approved public improvements and utilities is posted in an amount determined by the Town Engineer with form and acceptable surety acceptable by the Town Attorney and the Commission.

1.c That a financial guarantee instrument (such as a surety bond, cash bond, passbook, statement savings accounts, letter of credit) for erosion and sediment controls shall be submitted

in an amount to be determined by the Town Engineer of anticipated actual costs plus a contingency amount not to exceed ten per cent of such costs in an acceptable form acceptable by the Town Attorney and the Commission prior to the commencement of any improvements.

2. That this approval shall be null and void if construction /site improvements are not completed within five (5) years of this approval date/effective date unless time is extended by Commission approval as allowed by the Connecticut General Statutes.

4. That the Town Planner and Town Engineer shall be notified at least forty-eight (48) hours prior to the start of any construction.

6. That the Record Mylar Map submitted for signature and for filing with the Town Clerk shall be accompanied with three (3) paper copies for filing with the Planning and Zoning Department. The record mylar map shall be recorded in the Town Clerk's Office within 90 days of the expiration of the appeal period. Failure to record within 90 days will null and void this subdivision approval unless 90 day time extensions are granted by the Commission as allowed by the Connecticut General Statutes.

7. That all sedimentation and erosion controls shall be in place prior to the start of construction. A certificate of soil erosion and sediment control compliance shall be considered issued when the application is approved since a determination that the soil erosion and sediment control complies with the North Branford Subdivision Regulations/Zoning Regulations was made. Failure to comply with the approved soil erosion and sediment control plan may result in the revocation of the erosion and sediment control certification and other sanctions provided by law.

8. That erosion and sedimentation control measures shall be installed as per the approved control plan utilizing the Connecticut Guideline for Erosion and Sedimentation Control Handbook by the CT Council on Soil and Water Conservation, May 2002. **Site sweeping and watering is required to control dust disturbance.**

9. That the developer shall be responsible for the installation of all underground utility services in accordance with the requirements of each utility company.

10. That the developer shall be responsible for the installation of all streetlights and underground electrical system in accordance with the requirements of the Town of Wallingford Electric Division/United Illuminating and the Town of North Branford's Street Light Policy. The style and location of all streetlights are subject to the approval of the Planning and Zoning Commission.

13. A road inspection fee of \$2.00 per lineal foot shall be paid to the Town in the amount determined by the Town Engineer in accordance with the adopted fee schedule prior to the recording of the mylar map.

16. Adherence to the requirements of the Fire Marshal and/or Fire Chief in his (their) memorandum dated November 13, 2025 (see attachment).

17. Adherence to the requirements of the Police Department in their memorandum dated October 23, 2025 (see attachment).

18. Adherence to the requirements of the Town Engineer in his memorandum dated October 30, 2025 (see attachment).

Special Conditions:

23. Open space to be deed restricted to the North Branford Land Conservation Trust.
24. Easements and shared driveway agreements to be part of deeds to lots.
25. Restoration of land at #64 Glenwood Road and #67 Glenwood Road upon extension of Glenwood Road.
26. Extension of Glenwood Road to be deeded to Town of North Branford.
27. Street numbers and assessor parcel id's to be on mylar prior to recording:
Lot 1: 71 Glenwood Road, Map 27B, Lot 18-2
Lot 2: 73 Glenwood Road, Map 27B, Lot 18-3
Lot 3: 75 Glenwood Road, Map 27B, Lot 18-4
Lot 4: 77 Glenwood Road, Map 27B, Lot 18-5
Lot 5: 79 Glenwood Road, Map 27B, Lot 18-6
Open Space: West Pond Road, Map 27B, Lot 18-1
28. The commission finds that the proposed storm water flow from the end of the Cul de sac to the wetlands area would require a new application to the IWWC and that the proposal may not be feasible due to the depth of the pipes underground to reach the wetlands.

The commission finds that there may be other alternate solutions to the storm water discharge system that might be feasible and would not affect any wetlands.

The commission directs the Town Planner and Town Engineer to meet with the developer and develop a feasible plan that would not affect the wetlands.

The Commission's summary reason for approval of the subdivision:

- The proposed subdivision conforms to the Zoning and Subdivision Regulation requirements.
- The residential development is consistent with the existing neighborhood.
- The application is generally in conformity with the recommendations of the Plan of Conservation and Development.

6. NEW BUSINESS – none

7. OTHER BUSINESS

- **Schedule A discussion** – Mr. Perkins stated this can move forward.
- **Town Center Form Based Code presentation and discussion** - continued

8. TOWN PLANNER'S REPORT

- Application Receipt & Scheduling: Regular meeting January 22, 2026
- Attorney Fasano for zone change for Doody's property

Commission members thanked Mary Caruso for her service.

9. ADJOURNMENT: 8:21 P.M.

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

Respectfully submitted,

Janet Crean
Recording Secretary

Robert Nowak
Chairman