



TOWN OF NORTH BRANFORD

TOWN HALL 909 FOXON ROAD NORTH BRANFORD, CONNECTICUT 06471-1290
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MINUTES REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, March 2, 2023 – 6:30 pm
Town Hall, 909 Foxon Road, North Branford

1. **CALL TO ORDER:** Vice Chair Galdenzi called the meeting to order at 6:35 p.m.

ROLL CALL

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

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES**

Member Siena made a motion to approve the meeting minutes of February 16, 2023, seconded by Member Ponder and passed 4-0

October 6, 2022 and January 5, 2023 minutes will be tabled.

4. **OLD BUSINESS**

A. **Application #2021-11 - 87 Ciro Road**

Site Plan Modification for a hybrid option of two previously approved plans.

Owner/Applicant: Jonathan Donadio

Jonathan Donadio, Owner/Applicant, presented the site plan revisions as requested. Member Galdenzi summarized the last meeting and explained the new plan and revisions. The plan is to build an 80' x 60' building in the back and the front building will be built in the future. The Town Planner explained the building will be in phases. Mr. Donadio was not sure when the second building will start the process of building. The Town Planner asked that Mr. Donadio work with staff to make sure the building is done in an environmentally safe manner.

Member Siena made a motion to approve the modified site plans of the hybrid option dated March 2, 2023 for application #2021-11 - 87 Ciro Road, Seconded by Member Ponder and passed 4-0.

5. NEW BUSINESS

- A. Referral from ZBA re: **1405 Middletown Avenue (Northford Store)**, use variance for beer/grocery store permit.

The Town Planner discussed a memo given to the Commission regarding the regulations and read the third paragraph asking for a “Report” or a waiting period of 20 days if no report given.

The Northford Country Store is requesting to sell beer within 400 feet of a church. The Zoning Regulations states there needs to be a distance of 500 feet, unless divided by a State Highway. The store is approximately 300 feet separated by a State Highway. Michael DiGioia, representative for the Northford Country Store, was present and discussed that the previous owner, after checking state records, did have a permit to sell beer. In 2004 the previous owner let the license lapse. Once a license lapses, it needs to be requested again as if it never existed. Mr. DiGioia stated that the license will be vital to the survival of the Northford Country Store.

The Commission decided not to issue a report and the 20 day waiting period would begin.

6. OTHER BUSINESS

- A. The Town Planner sent a draft to the Commission to review Cannabis Regulations. Member Galdenzi asked if this was something the Town Council wants the Commission to review. The Town Planner said there was no rush but there is a moratorium expiring in October. Member Galdenzi asked the Town Planner to meet with the Town Manager to discuss how the Town Council feels about it and for the community. The Town Planner will speak with the Town Manager and will revisit the topic and report back to the Commission.
- B. The Town Planner discussed the request for a solar field to be built in North Branford. There are no regulations on a solar field. The rule is if it is not permitted then it is prohibited. If there is no regulation, it can be proposed to the Commission for a regulation to be created. The Town Planner will have a conversation with the requester and report back to the Commission. Member Lanza asked where the requested solar field would be. It was noted near West Pond Rd.

7. TOWN PLANNER’S REPORT

- Application Receipt & Scheduling: Regular meeting March 16, 2023 - None

8. ADJOURNMENT

Member Siena made a motion to adjourn the meeting at 7:22 p.m., seconded by Member Lanza and passed.

Respectfully submitted,

Kimberly Slater
Acting Recording Secretary

William Galdenzi
Vice Chairman