



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, April 20, 2023 – 6:30 pm
Town Hall, 909 Foxon Road, North Branford

1. **CALL TO ORDER:** Chairman Nowak called the meeting to order at 6:35 p.m.
2. **ROLL CALL:**
 - Robert Nowak, Chair
 - William Galdenzi, Vice Chair
 - Tricia Mase, Member, absent
 - Ron Siena, Member, absent
 - Charles Rubano, Member, absent
 - Scott Lanza, Alternate Member
 - Barry Ponder, Alternate Member

 - David Perkins, Town Planner
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVAL OF MINUTES**
 - October 6, 2022 - tabled
 - January 5, 2023 - tabled
 - Alternate Member Ponder made a motion to approve the meeting minutes of March 2, 2023, seconded by Member Galdenzi and approved 4 – 0.
4. **OLD BUSINESS** - none
5. **NEW BUSINESS**
 - A. **Memorandum from Town Planner to P & Commission for release of bonds** –
 - 1409 Middletown Ave, Guilford Savings Bank, \$2,200
 - 1536 Middletown Ave., Rosabianca Vineyard, \$12,000Member Galdenzi made a motion to release the bonds on Guilford Savings for \$2,200 and Rosabianca Vineyard for \$12,000, seconded by Alternate Lanza and approved 4 – 0.
 - B. **67 Totoket Road** – temporary change of use from a warehouse to a weight/gym use, North Branford Schools. Chair Nowak stated he would like to see a site plan application showing lighting, parking, etc.

6. OTHER BUSINESS

- Cannabis and other Zoning Regulations updates – Town Planner Perkins met with the Town Manager and stated there are people who want to speak on allowing cannabis in town.

Carol Regan, 136 Sea Hill Rd., spoke on the consequences of cannabis to the town. She works as a social worker and wants to share information that she has. She reported on cannabis and vaping increases. She also addressed the medical issues that arise with chronic use of cannabis. It is more potent than marijuana from years ago and more addictive. Edibles can have a delayed effect and poses a risk to small children. On the federal level it is still illegal. The statistics for the State of Washington from 2014 to 2017, drug driving deaths vs. drunk driving deaths doubled in the state of Washington. When the perception of risk goes down, the use increases.

Vincent Candelora, Sea Hill Rd., stated enforcement is an issue and asks that the moratorium be extended. He is concerned that North Branford can be a target for outdoor grow which can change the quality of life.

Member Galdenzi stated he would like to see input from other town officials so the commission can either ban it or allow it. He doesn't feel the commission should make the decision for the whole town. A public hearing can be held but Member Galdenzi would like to know what the regulation should be before a public hearing is held. Mr. Candelora suggests bringing the issue to the Town Council to get their input.

7. TOWN PLANNER'S REPORT

- Application Receipt & Scheduling: Regular meeting May 4 - Special Permit Application for a bar at 280 Branford Rd.
- May 18, 2023 - Old Post Rd - Subdivision application for two existing houses on one lot. Commission would like to see a subdivision application.

Northford District – Town Planner Perkins brought the commission up to date.

Bylaws – Attorney will get the bylaws to Town Planner Perkins this week.

Land Use Fees – Town Planner Perkins is looking at other towns.

8. ADJOURNMENT: 8:00 p.m.

Member Galdenzi made a motion to adjourn, seconded by Alternate Member Ponder and passed.

Respectfully submitted,

Janet Crean
Recording Secretary

Robert Nowak
Chairman