



TOWN OF NORTH BRANFORD

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

Thursday, May 4, 2023 – 6:30 pm
Town Hall, 909 Foxon Road, North Branford

1. CALL TO ORDER and ROLL CALL

Vice Chairman Galdenzi called the meeting to order at 6:31p.m.

Present: William Galdenzi, Vice Chair; Member Charles Rubano; Alternate Member Scott Lanza

Also Present: Town Planner David Perkins, Victor Benni, Town Engineer

Absent: Robert Nowak, Chair; Members Tricia Mase and Ron Siena, and Alternate Members Steve Scavo and Barry Ponder.

2. PLEDGE OF ALLEGIANCE

3. MINUTES

● Meeting of **October 6, 2022, January 5, 2023 and April 20, 2023**

Vice Chairman Galdenzi shared that due to not having enough members to approve the minutes, the minutes will be tabled.

4. OLD BUSINESS: None

5. NEW BUSINESS

A. Application #2023-2 – 140 Old Post Road

Subdivision of parcel into two (2) residential lots – “Garden Estates at Old Post Road”.

Owner: The Domenico Gentile Family Trust/Applicant: Mario Landino

David Nafis, from Nafis & Young Engineers representing the Domenico Gentile family. Mario Landino is looking to create 2 building lots. Mr. Nafis showed the original subdivision that the parcel is on. Since 1979 the first home was built, Mr. Landino has split it off and at that point. Moving forward it shows where Dayton Hill Rd, and Old Post Rd split, showing the existing house- one home is from the 1800’s and the other is from 1979. The GIS shows it all as one parcel and what he is looking to do is 2 lots and keep back

farmland as is. There is no construction activity going on, just to clean up and make 2 lots out of one lot. East Shore has approved it. The assessor stated that the second home was built in 1979. Town Planner Perkins stated that somehow they had built the house without the appropriate permits, and it was put together somehow even though it is showing as parcel C and parcel B.

Vice Chairman Galdenzi said there were some requests for exceptions. Town Planner Perkins stated that on the subdivision map there is a shed on the back of the property, which does not conform. Member Rubano asked if it was a shed with a foundation. Town Planner Perkins said the shed would have to move or the lot lines would need to be adjusted.

Member Rubano asked if there was more property to the left. Mr. Nafis said no, that it is Coach Dr which is a pre-existing subdivision that is already built out. Town Planner Perkins states the pre-existing nonconforming setback on the sideline is fine because it's a pre-existing nonconforming setback, it's the rear setback line which is being violated, so either the lot line needs to be moved or the shed needs to be moved or destroyed. This is a condition for approval.

Vice Chairman Galdenzi wanted to go over the waivers.

Mr. Nafis said there is a bus shed that is near it; right now there is no other access to the lot, there are no sidewalks/curbing in the area, and also no schools in the immediate area. There is a two foot drop off, they didn't want to have to do an excavation, just clean up the lot lines.

Regarding the fee in lieu of open space, Town Planner Perkins said the Assessor determined the value of the property to be \$450,000. If the applicant does not want to donate land, they would be required to pay a fee of 10% of the value which is \$45,000. There will be no transfer of ownership at this point. The trust would own the 3 lots. Each lot will be allocated 1/3 of \$45,000 or \$15,000. Once the lot is transferred, the fee would be paid to the Town.

A condition of approval is the shed to be removed; payment in lieu of open space and waivers.

B. Application #2023-3 – 290 Forest Road (NBPW)

Site Plan Modification for the addition of a shed roof (36' x 41') attached to previously approved cold storage building and associated work to gravel drive & parking area. ***Owner: Town of North Branford/Applicant: North Branford Public Works, Fran Merola, Director***

Town Engineer Benni is here to speak on behalf of Mr. Merola in regards to the cold storage building behind the existing facility at public works; where they store and operate equipment at this time. In the process of working with the steel building company and the builder that is hopefully doing the work on the project, Mr. Merola got the impression there are options to add to the existing building. The proposal is to add a 36 ft long by 41 ft wide shed roof overhang along the length of the building to the rear. It is an overhang roof that will be over a concrete slab to store some additional equipment and it will be able to protect from the main weather elements above and would be open on three sides. It also helps from a

water quality standpoint, where there is no worry about stormwater, cleaning that area and oil or grease that could run off from a gravel parking lot. The existing application would include all of the erosion and sediment control measures while it's being built. The drainage would be the same concept as the existing building.

Motion: Member Rubano motioned to approve the Planning & Zoning application # 2023-3, Site Plan Modification request under Section 23, Schedule A, Line B-1 for the addition of a shed roof (36'x41') attached to previously approved cold storage building at Public Works facility and associated work to gravel drive and parking area surrounding the property building 290 Forest Rd Assessor Map 46C Lot 13. Zone R-40 Owner: Town of North Branford/Applicant: North Branford Public Works, Fran Merola, Director as contained in submitted application documents and shown on the plan entitled: "North Branford Public Works Facility 290 Forest Rd, North Branford, CT, Site Plan Revised April 2023" with the following standard conditions 1c,2,4,7,8,9:

- 1c. All Erosion and sediment controls for site improvements shall be properly installed prior to commencement of any site improvements.
2. That this site plan 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 the Commission approval as allowed by the Connecticut General Statutes.
4. That the Town Planner and/or Town Engineer be notified at least forty-eight (48) hours prior to the start of any construction.
7. That no Certificate of Occupancy based on a Site Plan development shall be issued until such time as the approved site improvements are completed to the reasonable satisfaction of the Town Engineer (State statute says "Commission or its agent") or a financial guarantee is posted for the remaining site improvement work in an amount approved by the Town Engineer and having form and surety acceptable by the Town Attorney and the Commission.
8. 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 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.
9. That erosion and sedimentation control measures shall be installed as per the approved control plan utilizing Connecticut Guideline for Erosion and Sedimentation Control Handbook by the CT Council on Soil and Water Conservation May 2002.

Second: Member Lanza

Discussion: None

With all in favor, motion passed.

6. OTHER BUSINESS

- Cannabis and other Zoning Regulations updates
The cannabis regulation discussion was tabled until the Commission hear what action the Town Council will take on the issue.

7. TOWN PLANNER’S REPORT

- **Application Receipt & Scheduling:** Regular meeting May 18, 2023
Town Planner Perkins shared there is an application for 280 Branford Rd public hearing for a bar in IGA plaza at the next meeting.

Member Lanza asked about weight room information for the high school kids. Town Planner Perkins hadn’t heard any new updates. Clerk Kathleen Daly shared that the Superintendent of schools has worked to move all of the gym equipment to the silly putty factory. Town Planner Perkins will check to be sure all of the permits, etc are in place.

8. ADJOURNMENT

Motion: Member Rubano motioned to adjourn; second by Member Lanza.

Discussion: None

With all in favor, motion passed.

Adjourned at 6:52 p.m.

Respectfully submitted,

Kathleen Daly
Substitute Recording Secretary

William Galdenzi
Vice Chairman