



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, July 13, 2023 – 6:30 pm
Town Hall, 909 Foxon Road, North Branford

1. **CALL TO ORDER:** Chair Nowak called the meeting to order at 6:37 p.m.

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

April 20, 2023 – Member Galdenzi made a motion to approve the meeting minutes of April 20, 2023 with the following correction to add the word “not” allowing cannabis in town, seconded by Member Ponder and passed 4 – 0.

May 4, 2023 - tabled

June 15, 2023 - tabled

4. **PUBLIC HEARING AND POSSIBLE ACTION**

A. **Appl. #2023-6 – Forest Road Totoket Mountain and Forest Road Rear**

Temporary Special Use request under Section 43 and Section 23 Schedule A Line D-1 for grading and placement of soil and fill on property. **Owner: Tilcon Inc/Applicant: James Pretti, PE, Criscuolo Engineering LLC**

SEATED: Members Nowak, Galdenzi, Lanza and Ponder

Member Galdenzi read the legal notice into the record.

James Pretti, Criscuolo Engineering, stated this application was approved prior and the applicant needs more time for the permit. The plan has not changed. It just has taken longer than expected.

These two properties are in a residential zone and that is why they must come back every year. This is just a placement of over-burdened soil in this area. Mr. Perkins stated this is the third time coming before this commission. He has no comments currently.

No public comment.

MOTION BY: Member Galdenzi

SECOND BY: Member Lanza

VOTE: Passed 4 - 0

I move to approve Planning and Zoning Application #2023-6, Temporary Special Use Permit request under Section 43 Excavation, Grading, Removal or Filling, and Section 23 Schedule A Use Line D-1 for grading and placement of soil and fill on property located at Forest Road Totoket Mountain and Forest Road Rear (Map 52A, Lots 12 & 14), R-80 zone, *Owner: Tilcon Inc/Applicant: James Pretti, PE, Criscuolo Engineering LLC*, as described in the submitted application and shown on the following map and drawing:

- “Proposed Grading Plan for Overburden Soils Properties Located at Forest Road, Rear & Totoket Mt., North Branford, Conn.” Prepared by Criscuolo Engineering LLC dated January 4, 2021.

with the following standard conditions: 1c, 2, 4, 8, 9, 15, 17 (see below) and special conditions: 22, 23, 24

Reasons for the approval include:

- This is a temporary extension of previously granted permits, PZC #2021-2 and PZC #2022-5. There are no material changes to the prior permit, and no changes in circumstances that would warrant a different outcome.

Standard Conditions

1.c That a financial guarantee for erosion and sediment controls for site improvements shall be submitted in an amount to be determined by the Town Engineer with form and surety acceptable by the Town Attorney and the Commission prior to the commencement of any site improvements.

2. That this Temporary Special Use approval shall be null and void if construction /site improvements are not completed within one (1) year 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/or Town Engineer be notified at least forty-eight (48) hours prior to the start of any construction.

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 comply 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.

9. 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.

15. Adherence to the requirements of the Town Engineer in his memorandum dated January 14, 2021 and June 21, 2022 (see attachments). **As well as those contained in the updated memorandum provided by the Town Engineer on June 26, 2023.**

17. Adherence to the requirements of Regional Water Authority in their (his) memorandum dated January 26, 2021 (see attachment).

And the following special conditions:

22. All conditions under Zoning Regulations Section 43.4 Standards shall be adhered to.

23. No screening, washing, crushing, etc. shall be performed on site.

24. Hours of operation shall be conducted from 8 am to 5 pm Monday through Friday. There shall be no operation conducted on legal holidays, Saturdays, or Sundays.

5. OLD BUSINESS - none

6. NEW BUSINESS

A. Appl. #2023-7 – 275 Branford Road (B-2 zone)

Site Plan request under Section 23 Schedule A Line C-4 for proposed use of building as a veterinary clinic. *Owner: Mendillo Veterinary Services LLC/Applicant: Sarah M. O'Dell*

Deborah Mendillo is representing the applicant. Ms. Mendillo stated there will only be interior renovations. The floor plan will basically stay the same. Mr. Perkins stated the site plan is the same.

Member Galdenzi made a motion to approve Appl. #2023-7, seconded by Member Ponder and passed 4-0.

MOTION BY: Member Galdenzi

SECOND BY: Member Ponder

VOTE: Passed 4 - 0

Member Galdenzi moved to approve Planning and Zoning Application #2023-7, Site Plan request under Section 23, Schedule A, Use C-4, Veterinary Hospitals, for the change of use from law firm to a Veterinary Clinic at 275 Branford Avenue, Assessor's Map 12, Lot 1, *Zone B-2 Owner: Mendillo Veterinary Services LLC/Applicant: Sarah M. O'Dell* as contained in submitted application documents and shown on plans/specifications.

with the following standard condition: 2 (see below):

Standard Conditions

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 Commission approval as allowed by the Connecticut General Statutes.

7. OTHER BUSINESS

- Zoning Regulations updates
Multi-family Housing District (MFHD) – a draft was distributed to the commission members.

The commission had discussed changes which are incorporated in this draft. Mr. Perkins described a floating zone for the commission and explained they are the decision makers. Members discussed mass transportation and noted this draft tie in ¼ mile within a transit stop. The draft proposes a development minimum of 200,000 sq ft and a maximum of 10 acres. It also proposes 20 units per acre of net lot area but no more than 32 units per building. It also allows small scale retail/restaurant. Proposed parking 1-1/2 spaces per unit for 2 or more bedrooms. Also, there is a state statue with respect to electric charging stations. This proposal also addresses density, impervious surface, sidewalks, signage, initial lease terms, separation distances, utilities, lighting, and landscaping. Mr. Perkins will update the proposal regarding the discussion tonight and gather feedback from town staff.

Member Galdenzi made a motion to amend the agenda to add Review of Bylaws of the Planning and Zoning Commission, seconded by Member Lanza and passed 4 – 0.

Bylaws - The Town Attorney reviewed the Bylaws and made minor changes such as the absence of staff with regards to having a meeting, meeting schedule change to one meeting in August, second Thursday, end of meeting time at 10:30 p.m. and public meeting procedure. Mr. Perkins recommends putting this item on next month's agenda.

8. TOWN PLANNER'S REPORT

- Application Receipt & Scheduling: Regular meeting August 17, 2023 – 28 Branford Rd,- seeking permits for a mental health facility. They are working on getting DOT approval.

9. ADJOURNMENT: 8:15 p.m.

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

Respectfully submitted,

Janet Crean
Recording Secretary

Robert Nowak
Chairman