



# 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  
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## MINUTES REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, October 5, 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.

### ROLL CALL

Robert Nowak, Chair  
William Galdenzi, Vice Chair, absent  
Tricia Mase, Member  
Ron Siena, Member  
Barry Ponder, Member  
Scott Lanza, Alternate Member, absent  
Paul Marino, Alternate Member

David Perkins, Town Planner

2. **PLEDGE OF ALLEGIANCE**

3. **MINUTES**

- Member Siena made a motion to approve the meeting minutes of September 7, 2023 with the correction to be made for Barry Ponder from Alternate Member to Member, seconded by Member Mase and passed 4 – 1 Abstain (Marino).

4. **PUBLIC HEARING AND POSSIBLE ACTION**

#### A. **Appl. #2023-11 – Amendment to Zoning Regulations**

**Amendment** to remove/replace the word “Character” from various sections of the Regulations. *Applicant: North Branford Planning and Zoning Commission*

Member Ponder read the legal notice into the record. Chairman Nowak read the sections that are applicable where the word character is being removed/replaced in the zoning regulations. Letter from SCROG dated 9/18/23 was read into the record.

Member Mase made a motion to close the public hearing on Appl #2023-11 - Amendment to Zoning Regulations, seconded by Member Siena and passed 5 – 0.

Member Mase moved to approve, seconded by Member Ponder, with an effective date of October 19, 2023, Planning & Zoning Appl. #2023-11, Text Amendment to remove/replace the word “Character” from the following sections of the Regulations:

Section:

- |             |               |
|-------------|---------------|
| - 1.1.8     | - 42.5.12.3.a |
| - 34.2      | - 42.5.17.3.a |
| - 34.3      | - 42A.7.6.4.b |
| - 34.5.2.b  | - 42B.5.2     |
| - 34B.4.4   | - 42C.2       |
| - 36.18     | - 42C.6.2     |
| - 41.2.2    | - 42D.2       |
| - 41.3.3.b  | - 42D.6.2     |
| - 42.4.3    | - 44.2.2      |
| - 42.5.4.C  | - 44.3.2      |
| - 42.5.7.b  | - 44.6.1.f    |
| - 42.5.11.A | - 44.8.D      |
|             | - 61.4.5.b    |

Roll Call Vote: Nowak, Siena, Mase, Ponder and Marino - Yes  
Motion passes 5 – 0.

Suggested reasons for approval:

- To be in compliance with Public Act 21-29

## 5. OLD BUSINESS

### A. Appl. #2023-9 – Zoning Map Amendment – 730 Forest Road

Amend the North Branford Zoning Map to change the parcel from R-40 to B-1. *Owner: Aneillo & Lia Saulino/Applicant: Aneillo Saulino* (PH closed August 17, 2023, tabled September 7, 2023)

Chairman Nowak stated this was tabled for discussion on the issue of spot zoning. Member Marino stated he has reviewed the minutes on this application.

Member Siena stated this was a restaurant prior and can be a restaurant tomorrow. He feels that this is the lesser of two evils because the commission would have some control. Chairman Nowak explained the change should be considered looking at the needs of the whole community and not just the neighborhood. If the commission denies this, the property stays as is, vacant and dilapidated. The commission needs to decide from a planning aspect what is better for the town as a whole to have a productive piece of property.

Member Ponder moved, seconded by Member Siena, to approve Planning & Zoning Application #2023-9, Map Amendment to amend the North Branford Zoning Map to change the zoning of the entire portion of the parcel located at 730 Forest Road from Residential (R-40) zone to Business (B-1) zone. Owner: Aneillo & Lia Saulino/Applicant: Aniello Saulino as described in the application and plans entitled:

- Harry E Cole Son Engineering, “Zone Change Area Map” Sheet 1 of 2 Dated July 12, 2023
- “Zone Change Area Map” Sheet 2 of 2 Dated July 12, 2023
- Proposed Zone Change – Commercial Development “Conceptual Layout #01” 730 Forest Road Northford Connecticut July 2023

Map Change effective October 19, 2023

Roll Call Vote: Members Nowak, Ponder, Siena and Marino – Yes  
Member Mase – No

Motion Passes 4 – 1.

Suggested reasons for approval:

- This proposed change is consistent with historical use of the property.

## 6. NEW BUSINESS

### A. Appl. #2023-14 – 244 Foxon Road (B-1 zone)

Site Plan request under Section 23, Schedule A, Line C-10 & C-11 for the addition of two new stand-alone garage buildings (3 bays and 4 bays) to be occupied/rented by various tradesmen/contractors for storage purposes. *Owner: Totoket Land Holdings LLC/Applicant: Don Cappelli*

Tabled

### B. Section 8-24 Referral regarding the **Town of North Branford’s 2023-2024 – 2028-2029 Capital Improvement Program** per CT General Statute 8-24, the CIP is being sent to this Commission for review.

Town Planner Perkins stated this is basically the paving program for the next year and the outlays for the next two years.

Member Mase moved, seconded by Member Siena, that the Planning and Zoning Commission report favorably on the Town Council’s C.G.S. Section 8-24 Referral on the Fiscal Year 2023-2024 through 2028-2029 Capital Improvement Plan.

Roll Call Vote: Nowak, Siena, Mase, Ponder and Marino - Yes  
Motion passes 5 – 0.

Member Siena made a motion to amend the agenda to add Election of Officers under Other Business, seconded by Member Mase and passed 5 – 0.

**7. OTHER BUSINESS**

- Election of Officers

Member Nowak nominated Member Galdenzi as Vice Chair, seconded by Member Siena and passed 5 – 0.

Member Siena nominated Member Ponder as secretary, seconded by Member Mase and passed 5 – 0.

Member Mase nominated Member Nowak as Chair, seconded by Member Ponder and passed 5 – 0.

- Zoning Regulations updates

A. Multi-Family Housing District – Chair Nowak stated he has an issue with 32 units per structure. Member Siena brought up the subject of transit bus stops being required and then the project not being completed. Town Planner Perkins explained the ratio of the number of units allowed per acre and the number of buildings that would be allowed per the regulations. Town Planner Perkins will draft changes in landscaping for this type of development and hold a public hearing in November. Member Mase suggested looking at developments and comparing the density with the units built. Table to the next meeting

**8. TOWN PLANNER’S REPORT**

- Application Receipt & Scheduling: Regular meeting October 19, 2023

Miscellaneous zoning changes, moratorium and possible site plan for Foxon Rd.

**9. ADJOURNMENT: 8:21 p.m.**

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

Respectfully submitted,

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Janet Crean  
Recording Secretary

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Robert Nowak  
Chairman