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TOWN OF NORTH BRANFORD

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MINUTES REGULAR MEETING NORTH BRANFORD PLANNING & ZONING COMMISSION

Thursday, November 19, 2015

7:00 p.m.

Town Hall - 909 Foxon Road

1. **CALL TO ORDER:** Chairman Dulak called the meeting to order at 7:06 p.m.
2. **ROLL CALL:**
Harry Dulak, Chairman
William Galdenzi, Member, Vice Chairman
Frances Lescovich, Member, Secretary
Charles Gunn, Alternate Member
Ron Siena, Member
David Hultgren, Member
3. **MINUTES** – Meeting minutes of October 1, 2015 (continued)
Member Siena made a motion to approve the meeting minutes of November 5, 2015, seconded by Member Lescovich and passed.
4. **OLD BUSINESS**
 - A. **PZ Application #2015-11**, Proposed Amendment to the North Branford Zoning Regulations to add Section 38 - Age Restricted Housing District (ARHD). **Applicant: Diane Whitney, Pullman & Comley LLC** (Application Received on October 1, 2015; Closed PH on November 5, 2015)

Town Planner Duques and the commission members went over the items that encompass the proposed amendment such as age restriction, enforcement of the age restriction, total parcel acreage with or without open space requirement or payment in lieu of, density, maximum number of units per parcel, special permit and site plan requirements, development standards and what to consider for lot coverage, setbacks, parking requirements and buffers and responsibility thereof. This commission has to decide by January 9th under the regulations. Commission needs to look at setbacks, open space requirements and whether setbacks should include buffers. Continued to next meeting.

- B. PZ Application #2014/15-6, Site Development Plan, installation of propane bulk storage facility office building, garage, and associated driveways, parking, lighting, utilities, stormwater management, landscaping and sign, 40 Ciro Road, Map 27, Lot 39-3, I-2 Zone. Owner: Donald J. Fucci, II/ Applicant/Agent: BPR, LLC/Attorney Jeff Beatty This item has been continued indefinitely until the CT Department of Energy and Environmental Protection (DEEP) reviews the application and provides the North Branford Planning and Zoning Commission with a report.**

5. NEW BUSINESS

- A. 208 Foxon Road** proposal for propane cylinder storage & exchange at Gulf Gas Station

This is not for a change of use for the entire property but to add a propane exchange to the business. A locked cage will be installed to house the propane tanks with the employees being responsible for the sale and exchange of tanks. Fire Marshall commented on this and property owner must follow all applicable fire codes and building permit process and no objections from the Town Engineer. Commission has no objection to this.

- B. Discussion on Section 54 Alcoholic Beverages of the North Branford Zoning Regulations and drafting an amendment**

Member Dulak and Town Planner Duques looked at several properties in town that could be affected, types of businesses that could go into any location, and requiring a special use permit. Town Planner discussed the changes to be made to the amendment. A new section titled restaurants will be added designating indoor and outdoor restaurants and full service food service be the primary offering and offered during all hours of operation, allowing only beer and wine, no chains, clubs or franchises. Town Planner Duques will finalize the draft, bring it to the commission at the Dec. 3rd meeting and a public hearing can be held on January 7th.

6. TOWN PLANNER'S REPORT

- A. Application Receipt & Scheduling: Regular Meeting:**
December 3 – anticipated submission of liquor amendment
January 7 – public hearing on liquor amendment.

- B. Other Items – clarified recommendation with respect to easement by changing to revocable license.**

Alternate member Gunn read the following into the record “The Commission voted to report favorably to the concept of a revocable license as recommended by the Attorney Gesmonde and referred the matter to the Town Engineer and Director of Public Works given their concerns about the parking layout and snow storage. Attached are the referrals that the Commission reviewed at their November 5, 2015 meeting.”

7. **ADJOURNMENT:** 9:16 p.m.

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

Respectfully submitted,

Janet Crean, Secretary

Harry Dulak, Chairman