



PINE ORCHARD ASSOCIATION

Branford, Connecticut

NOTICE OF PUBLIC HEARING OF
THE PINE ORCHARD ASSOCIATION
ZONING BOARD

7:00 P.M., March 20th, 2025
PINE ORCHARD ASSOCIATION OFFICE
180 PINE ORCHARD RD.
BRANFORD, CT
and ZOOM

The Pine Orchard Zoning Board will continue the discussion of Feb. 20th public hearing on Thursday March 20th, at 7:00 p.m. in the Pine Orchard Association Municipal Building, 180 Pine Orchard Road, Branford, Connecticut and on Zoom relative to the Special Permit application submitted by the Pine Orchard Yacht and Country Club. The Special Permit application is for new construction to replace the current wooden structure at 294 Pine Orchard Road, a part of their golf maintenance facility.

To attend the meeting via Zoom, click on the button below.

Meeting ID: 872 6828 8983

Passcode: 193764

Zoning Board

The Pine Orchard Association

[Zoom](#)



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Pine Orchard Association
Special Permit Zoning Meeting
Meeting February 22, 2025, adjourned and continued
March 20, 2025

February 22, 2025

Meeting was called to order by Vincent Giordano at 7:11 pm. A quorum was established

Board members in attendance:

Vincent Giordano, David Silverstone, David Scheer, Thomas Roche, Matt Barez, Niall Ferguson (virtual), George O'Dowd, David Grathwol, Kerri Beckert, Karen Jubanyik. Also in attendance: Peter Robinson (Office manager), Laura Magaraci (POA Zoning Enforcement Officer - ZEO.)

Members of the public were in attendance in person and virtually through zoom.

Vincent Giordano the president of the Pine Orchard Association made it known that is application is approvable by only by special permit as it is a commercial building in a residential area. The Pine Orchard Yacht and Country Club (POYCC) representatives Nicholas Torello, Jr and Christopher Godwin (general manager) presented their plan for a temporary maintenance storage building on the property which currently abuts the POYCC golf course and private residential property. Currently, the site of the proposed building has what is locally known as "the old post office " on it and is situated on Pine Orchard Road.

Discussion and clarification took place that neither Inland Wetlands nor the Connecticut DEP would not take any jurisdiction over this permit application. This was confirmed by the POYCC representative and Laura Magaraci, POA ZEO

Vincent Giordano asked Laura Magaraci if the building plans presented met all POA setback regulations. Ms. Magaraci confirmed that they did. Thomas Roche asked if the building's height conformed to the POA height restriction for accessory structures of 15'. Nick Torello answered that currently the plan presented does not- with a current height of 16'5".

Discussion continued, with the POA asking POYCC to submit amended plans for a structure which meets the accessory building height restrictions of 15".

Public comments were then opened.

Marcia Delfini, owner of the abutting private residential property stated her concerns on the non-conformity of the building plans. Amy and Ron Delfini reinforced the concerns as well.

The discussion was tabled pending the POYCC presenting amended plans which met height restrictions.

A motion was made by Kerri Beckert and seconded by David Silverstone to adjourn the meeting, with a continuance date of March 20th. The meeting was adjourned at 8:20 pm.

March 20th minutes:

David Silverstone called the meeting to order at 7:20 pm.

A quorum was established.

POA board members present were:

Thomas Roche, Matt Barez, Kerri Beckert, David Grathwol, Frank Telo, David Silverstone, and Vincent Giordano (virtual).

Also in attendance: Laura Magaraci ZEO. Nick Torello Jr. and Chris Godwin (GM) representing POYCC. Members of the public joined virtually.

Nick Torello assured the POA that the revised plans presented met the height restriction for accessory buildings. All other plans remain the same. The board called for public comment. Marcia Delfini stated that she was fine with the height now that it met all POA zoning regulations.

A motion to approve the special permit application of the POYCC pending engineering approval and stamp validation of plans was made by Kerri Beckert and seconded by Matt Barez. The motion was carried unanimously.

A motion was made to adjourn the meeting by Thomas Roche and seconded by Matt Barez, the motion was carried unanimously. David Silverstone adjourned the meeting at 7:42 pm.

Respectfully submitted,

Kerri Costigan Beckert, clerk
Pine Orchard Association
March 21st, 2025.