

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY, 2 JANUARY 2024, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:00p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: J. Agnese, B. Anderson, J. Alling, E. Hirsch, B. Kaligian, M. Macchio, J. Quish, R. Satti, M. Zahariades

Staff: D. Sulkis, City Planner; M. Greene, Rec. Sec'y

Mr. Sulkis opened the meeting, announcing that he would run it until the chair was elected. He asked for nominations. **Mr. Satti** nominated **Mr. Quish** as chair. **Mr. Sulkis** asked for other nominations. Seeing none, the election proceeded.

C. ELECTION OF CHAIR AND VICE CHAIR

Mr. Satti nominated **Mr. Quish** as chair.

Second: **Mr. Hirsch** seconded.

There being no other nominations for vice chair, **Mr. Quish** was elected.

Mr. Quish nominated **Mr. Satti** as vice chair.

Second: **Mr. Hirsch** seconded.

There being no other nominations for vice chair, **Mr. Satti** was elected.

D. NEW BUSINESS

VOTE BY MARCH 7, 2024

51 Roses Mill Road (Zone SCD) Approval pursuant to CGS Section 8-24 for a permanent driveway easement on behalf of the City of Milford, on Map 090, Block 812, Parcel 44, of which 51 Roses Mill LLC is the owner.

City Attorney Jon Berchem addressed the board. He said that the site is a mixed-use development that now houses a bank, offices, and apartments. He said the Certificate of Occupancy was being held up because the driveway curb-cut was inadvertently allowed to cross city property, and the city engineer discovered it after installation. Attorney Berchem said the city wishes to provide a permanent easement to correct the problem. He also noted a nearby sidewalk and a grassy area behind the Barnes and Noble Store, which is owned by the city and was designated as a public area for the use of cannabis. He said the owner of 51 Roses Mill Road had agreed to maintain it as well as a third grassy area that is owned by 51 Roses Mill, LLC, but the city has paved with a small area of sidewalk. For new members, he explained the operation of the CGS 8-24 and how it affects the aldermanic board vote. He said the PZ board's scope of review is to determine whether the proposal is consistent with the Plan of Conservation and Development. **Mr. Anderson** asked about the ownership of versus tenancy in the parcel and whether any agreement had been reached about the maintenance of the brook behind it. In the spirit of full disclosure, **Mr. Satti** said he knew the owner socially but did not think this represented a conflict of interest. **Attorney Berchem** added that he had checked with Assessor Marcus Irrek as to whether there is any value assigned to the easement for ingress/egress and was assured that there was none.

Mr. Satti moved to approve as presented a referral pursuant to CGS Section 8-24, for a permanent driveway easement on Map 090, Block 812, Parcel 44 of which 51 Roses Mill, LLC, is the owner.

Mr. Hirsch seconded.

Chairman Quish asked for discussion, none was forthcoming.

Vote: Motion **carried** with Messrs. Agnese, Anderson, Alling, Hirsch, Kaligian, Macchio, Quish, Satti, and Zahariades voting **with the motion**.

E. PUBLIC HEARINGS: NONE

F. LIAISON REPORTS—Mr. Satti said he plans to attend SCRCOG later this month.

G. SUBCOMMITTEE REPORTS—The Regulation Subcommittee is scheduled to meet monthly on the second Wednesday. **Mr. Sulkis** explained the quorum limitation to the Regulation Subcommittee participation.

H. APPROVAL OF MINUTES—12/5/2023 minutes were approved with Mr. Anderson abstaining.

I. CHAIR'S REPORT – NONE

J. STAFF REPORT – Welcomed new members and offered orientation appointments for those who had not yet done so.

K. ADJOURNMENT was at 7:16.

Attest: M.E. Greene

New Business, not on the Agenda, may be brought up by a 2/3's vote of those Members present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.