

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 17 JANUARY 2023, 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: N. Austin, J. Castignoli, E. Hirsch, J. Kader, B. Kaligian, C.S. Moore, J. Quish, R. Satti, M. Zahariades

Not Present: J. Mortimer

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

C. NEW BUSINESS—None

D. PUBLIC HEARINGS

CLOSE BY FEBRUARY 7, 2023; VOTE BY APRIL 13, 2023

- 1) **Proposed Regulation Change 22-10** Petition of the Planning and Zoning Board for a change to Milford Zoning Regulations Article III Section 3.1.1.7 regarding Accessory Apartments.

Chairman Quish noted that the item was held open from the previous hearing. **Mr. Sulkis** provided a recap. He noted that some public comments expressed concern about parking and that staff had suggested language to address that issue. **Chairman Quish** encouraged comment but asked that speakers not be repetitive. He said previously submitted public comments had been reviewed by the board. He asked for board comment, but seeing none, invited the public to comment.

Bruce Barrett, 47 Point Beach Drive, reiterated his support.

Michael Blake, 65 Governors Avenue, noted the presence of his wife Wylie who was of the same opinion—that restricting the detached structures was unnecessary and unfair.

Therese Eke, 47 Point Beach Drive, said she had new information about ADU parking and submitted it for the record.

Stephanie Ellison, 5 Schooner Lane, said she supported the plan.

Joe Samoncek, 61 Governors Avenue, asked if historic district considerations were made. He said single family zoning would be compromised and should be renamed.

Deborah Rowe, 78 Hillside Avenue, said she supported a detached garage option. She also suggested increasing the maximum size of ADUs. She submitted a California-based ADU handbook into the record.

Diana Piselli, 124 Wheelers Farm Road, said she supported the change and suggested permitting increased square footage.

Donna Dutko, 236 Buckingham Avenue, said she thinks the objective is more affordable housing units in Milford. She referred to Fairfield's affordable housing regulation and submitted copies of it. She stressed that the units should be affordable.

Jenna Montalbano, 30 Revere Place, said any deed restrictions would be impractical and represent a hardship to owners.

Trista Samoncek, 61 Governors Avenue, said she was concerned about loss of green space. She worried that developers could use the regulation to build multi-family housing in a single-family zone.

Mr. Satti addressed some public comments, noting that the Regulation Subcommittee had seen a size range of 300sf to 1500sf for such units in various surrounding towns and that parking spaces had been considered. **Chairman Quish** said he favored detached units but didn't see support from board or community, so he would compromise for attached ADUs only. He said parking language had been considered to add one additional parking space. He suggested an edit to language about common walls, floors, and ceilings, to add commas and the word "or" such that any one of those shared elements would suffice. Discussion ensued about implications for corner lots and front doors, whether abandoning an ADU should address more than stove removal, and the adequacy of 800 sf of accessory living space. **Mr. Hirsch** asked about the possibility of creating more short-term rentals. **Chairman Quish** said the city doesn't regulation duration of rental activity. He added that those who live near the beach might pursue Airbnb opportunities and noted that the regulations don't prohibit having a roommate. **Mr. Hirsch** said he supports the change but just wanted to raise the issue of short-term rentals. He said he felt that because the unit must be attached, it encourages a different screening process as to who an owner will renter to.

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Chairman Quish asked if anyone objected to closing the public hearing; none did so he closed the hearing and asked for a motion.

Mr. Satti moved as follows (verbatim): *“Regarding proposed regulation change 22-10 I move to approve as presented... excuse me... I move to approve with the following technical modification which is in 3.1.1.7 definitions where it indicates that the principal accessory dwelling unit shall be attached by a common interior wall comma or floor which’d be or would be added comma or ceiling with habitable space on each side or would be added an access with a common through... access to a common living space from the principal dwelling to the accessory dwelling. This is the Milford Planning and Zoning Board for Proposed Regulation Change 22-10 to Milford Zoning Regulations Article III Section 3.1.1.7 regarding Accessory Apartments. If passed, effective date of 2/10/23.”*

Second: Mr. Castignoli seconded.

Discussion: Chairman Quish noted that staff proposed additional language regarding parking and asked if Mr. Satti intended to have that language included in his motion. Mr. Satti said he did not wish to include the new parking language.

Vote: Motion carried with Ms. Austin and Messrs. Castignoli, Hirsch, Kader, Kaligian, Moore, Quish and Satti voting with the motion. Mr. Zaharides voted against the motion.

E. OLD BUSINESS—None.

F. LIAISON REPORTS—Mr. Satti reported that SCRCOG received information on a resubmission for Kmart plaza, noting that he recused himself at that meeting, but it was likely that there would be a new submission to the board. Mr. Satti also said he sent a schedule of events to staff to forward to those board members who signed up for training in March (by the CT Bar Association).

G. SUBCOMMITTEE REPORTS—Chairman Quish noted that the Regulations Subcommittee had deliberated regarding the proposed lot merger regulation change, and that the POCD Subcommittee was briefed on the consultant’s progress.

H. APPROVAL OF MINUTES—1/3/2023 minutes were approved unanimously.

I. CHAIR’S REPORT – Chairman Quish expressed his gratitude for strong public participation.

J. STAFF REPORT – Mr. Sulkis reiterated how highly he recommends the CT Bar Association Land Use training and urged those who wished to participate to let him know by tomorrow. He confirmed the Zoom format of the training.

Comments: Brief comments were made underscoring that if unanticipated adverse issues arise from the ADU regulation adopted this evening, the regulation can be modified in the future.

K. ADJOURNMENT was at 7:50.

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.

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