

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 15 MARCH 2022, 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, R. Satti, M. Zahariades

Not Present: J. Mortimer, C.S. Moore, J. Quish

Staff: J. Griffith, DPLU Director, D. Sulkis, City Planner; M. Greene, Rec. Sec'y

Vice Chairman Satti opened the meeting in Chairman Quish's absence. Ms. Austin moved to put the first item at the end of the agenda (seconded by Mr. Kaligian) due to the lack of a quorum, however a quorum was attained and the motion and second were withdrawn. **Vice Chairman Satti** also advised that he must recuse himself from the first item and asked Ms. Austin to act as chair during that portion of the meeting.

C. NEW BUSINESS

- 1) **CGS 8-24 – 0 Baldwin Avenue** Request by the Laurel Beach Association pursuant to CGS Section 8-24, for the abandonment of a portion of Baldwin Avenue which runs between Court and Stanley Streets, and which is currently a paper street, as depicted on a certain map entitled "part of Eagle Hill, Owned by E.L. Nettleton & Emil Nyitray, Milford, Conn. now known as Laurel Beach Heights."

Sonia Bannon Penagos, 65 Sixth Avenue, addressed the board on behalf of the Laurel Beach Association. She reviewed events that led to the necessity of incorporating space from a paper road into a recreational area to meet modern size standards in rebuilding Association facilities. She said this appearance before the Planning and Zoning Board was a step in asking the city to abandon it.

Mr. Sulkis reviewed the process of abandoning a paper road.

Mr. Castignoli asked if the property is city property. **Mr. Sulkis** explained the process under Connecticut law whereby streets are typically derived from abutting private property. He advised that the Association owns the land on either side of the paper road, so it could be returned.

Ms. Austin closed the hearing and asked for a motion.

DISCUSSION

Mr. Kader moved to approve as presented the petition by the Laurel Beach Association pursuant to CGS Section 8-24, for the abandonment of a portion of Baldwin Avenue which runs between Court and Stanley Streets, and which is currently a paper street, as depicted on a certain map entitled "part of Eagle Hill, Owned by E.L. Nettleton & Emil Nyitray, Milford, Conn. now known as Laurel Beach Heights."

Second: Mr. Kaligian seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. PUBLIC HEARINGS

CLOSE BY APRIL 19, 2022; VOTE BY JUNE 23, 2022

- 1) **0 Atwater Street** (Zone R-7.5) Petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 030, Block 632, Parcel 6, of which Point Beach Improvement Association is the owner.

Matthew Rakowski, Project Manager, RACE Coastal Engineering, 611 Access Rd, Stratford, addressed the board. He asked to review all the seawall repairs in one presentation before the board voted. **Mr. Sulkis** said it was acceptable to combine the public hearings and vote for each item separately. **Ms. Austin** said she supported that format. **Mr. Rakowski** said he was acting as agent for the Point Beach Improvement Association on four projects. He pointed out each area on a large map and described features of each site. He said the Atwater portion involved repair to a section of slab and the upper seawall due to deterioration and that this work would be combined with city outfall infrastructure repair. He said safety rails would be added near the waterfront and the access stairs would be reconstructed. The Coolridge portion involved repair to a deteriorating section of slab, to damaged access stairs, and to the peeling wall facing. He said a new safety guard would be added and access stairs to beach replaced. The Elaine portion of the project featured similar repairs to significant cracking in the seawall and access stairs falling away. This part of the project also involved repair of city outfall infrastructure. The Atwater portion featured replacement of the slab and stairs to the beach, adding a safety guard at top and

along the stairs. He described some of the structural features of the repairs including helical anchors to support stairs. He said the Platt Street portion of project would address the deteriorated concrete jetty and replace concrete blocks. He said CT DEEP had issued a license and that the application had been accepted by the Army Corps of Engineers.

DISCUSSION

Mr. Castignoli asked about the function of the jetty; Mr. Rakowski said it was for marine transport, just maintained. Mr. Kader asked if the maintenance would be affected by climate change; Mr. Rakowski said the wall repaired twice before and was originally build in 1965 to the best of his knowledge. He said the proposed repair represented a longer-term solution because previous repair used patches that had deteriorated, whereas the new repair is an encasement to reinforce the original mask. He said sea level rise was not considered. **Vice Chairman Satti** discussed details of the repairs at each site, specifics of the jetty, and tidal exposures at the sites.

Mr. Sulkis shared his administrative summaries, noting that a Special Permit was required due to 25' proximity to the Mean High-Water Line.

Vice Chairman Satti asked for public comment.

Jay Pinto, 20 Elaine Road, said he was the chair of the Point Beach Improvement Committee and that the project was urgent. He said the Association had been pushing for the repairs for several years.

Vice Chairman Satti asked Mr. Sulkis if approval cost is being absorbed by the private association; it was.

Vice Chairman Satti closed the hearing and asked for four separate motions for each site in the plan.

Ms. Austin moved to approve as presented the petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 030, Block 632, Parcel 6, of which Point Beach Improvement Association is the owner.

Second: Mr. Zahariades seconded.

Discussion: None.

Vote: Motion carried unanimously.

2) **0 Coolridge Road** (Zone R-7.5) Petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 030, Block 635, Parcel 6, of which Point Beach Improvement Association is the owner.

Ms. Austin moved to approve as presented the petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 030, Block 635, Parcel 6, of which Point Beach Improvement Association is the owner.

Second: Mr. Kader seconded.

Discussion: None.

Vote: Motion carried unanimously.

3) **0 Elaine Road** (Zone R-7.5) Petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 030, Block 636, Parcel 6, of which Point Beach Improvement Association is the owner.

Ms. Austin moved to approve as presented the petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 030, Block 636, Parcel 6, of which Point Beach Improvement Association is the owner.

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: Motion carried unanimously.

4) **0 Platt Street** (Zone R-5) Petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 029, Block 640, Parcel 6, of which Point Beach Improvement Association is the owner.

Ms. Austin moved to approve as presented the petition of RACE Coastal Engineering for a Special Permit to repair a seawall at Map 029, Block 640, Parcel 6, of which Point Beach Improvement Association is the owner. **(Simple majority required to pass).**

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: Motion carried unanimously.

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- 5) **615 Plains Road** (Zone LI) Petition of Kevin Curseaden Esq. for a Special Exception with Site Plan and Coastal Area Management Review for a school bus storage, maintenance, and dispatch facility with outdoor fueling station on Map 062, Block 928, Parcel 48 of which 615 Plains Road LLC is the owner. (Continued from March 1, 2022)

POSTPONED UNTIL April 5, 2022; Meeting per applicant request:

CLOSE BY APRIL 5, 2022; VOTE BY JUNE 9, 2022

- D. LIAISON REPORTS**— Vice Chairman Satti said he attended SCCROG and noted discussions of how other municipalities are handling in-person, versus remote or hybrid meetings.
- E. SUBCOMMITTEE REPORTS**—None.
- F. APPROVAL OF MINUTES**—**3/1/2022** minutes were approved unanimously.
- G. CHAIR'S REPORT** – None.
- J. STAFF REPORT** - None.
- K. ADJOURNMENT** was at 7:40.

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.