

**PLANNING AND ZONING BOARD MINUTES FOR ONE (1) PUBLIC HEARING HELD  
TUESDAY, 20 MARCH 2018, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:28 p.m.

**A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**B. ROLL CALL**

**Members Present:** Nancy Austin, Denise Doucette-Ginlse, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl S. Moore, Tom Panzella, Jim Quish, Robert Satti

**Not Present:** John Grant

**Staff:** David Sulkis, City Planner; Meg Greene, Board Clerk

**C. OLD BUSINESS**

**D. NEW BUSINESS**

1. **489 North Street Partial Bond Release (R-10)** for administrative Board action, on Map 87, Block 801, Parcel 2.

**Mr. Sulkis** described the process for approval of subdivisions. He explained that bonds assure correct completion of aspects of a project that affect the public right of way. When the City Engineer determines that conditions have been satisfied, the Board can vote to return all or part of the bond.

**Board Discussion:** None.

**Motion:** **Mr. Marlow** motioned to approve return of \$43567.50 and retaining \$7023.50 per the City Engineer's recommendation.

**Second:** **Mr. Panella** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**E. PUBLIC HEARINGS**

**CLOSE BY 24 MAY 2018**

2. **25 Research Drive (zone ID)** Petition of Thomas Lynch, Esq., for a Special Exception/Site Plan Review to establish a Hindu Temple and Cultural Center on Map 91, Block 809, Parcel 1 of which Tri-State Joint Fund is the owner.

**Attorney Lynch**, Lynch Trembicki, Boynton, 63 Cherry St, addressed the board. He noted the presence of a number of congregants. He said if the board approved the application, the property would be purchased by the temple and developed as a place of worship. He reviewed the history of the property and its characteristics. He described the planned interior remodeling, stating that the exterior would not be changed. He referred to the parking calculation on the site plan, noting that while 48 parking spaces were required, 57 are provided. He provided an overview of the floor plan, including kitchen facilities for activities after worship. He noted the City Engineer's recommendation for additional catch basins, which were added to the plan. He said the site already has enough trees to satisfy the site plan requirement, but said there would be another buffer added. He noted approval by the Fire Marshall and said that interior renovations would go through an additional review. He provided an amended site plan to the City Planner, which reflected the City Engineer's requirement for an additional apron and a written commitment to conform to Engineering recommendations. He described the rationale for requesting a Special Exception and stated that the application was consistent with other uses in the area. He referenced his 2-years-prior successful application for the Turkish Cultural Center in the same area and reviewed highlights of the applicant's Statement of Use. He noted that the priest would reside on the premises as a caretaker, which is allowed in the zone. He pointed out that 10-15 people may visit the temple during the week, but that worship services would occur on Sunday afternoons, which would not pose a conflict with uses in the area, most of which are open Monday-Friday, during business hours. He reviewed the temple's community-based activities and commitment to charitable outreach.

**Sudhakar Nagardeolekar**, architect, 235 Grahaver Road, Tolland, reviewed the plans for the interior modifications and emphasized that no exterior changes would be made unless required by the City. He noted that the building would be made handicapped-accessible and that certain access ways would be widened.

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**Chairman Quish** opened the hearing to the public with instructions.

**Favor: Rasant Patel**, Rocky Hill, described his involvement in the building of a similar temple in Newington in 2007. He said the proposed Milford temple would be an asset to the community and members were looking forward to contributing to the charitable outreach in the area. He noted the closer proximity to Hindus along the shoreline than the Newington temple.

**Opposed:** None.

**Discussion: Mr. Satti** asked Attorney Lynch for detail on Monday-Friday activities at the temple. **Attorney Lynch** said there were likely to be 1-7 persons per day stopping by the temple to participate in weekday worship with weekend attendance of about 7-15 persons. **Mr. Satti** asked about any potential effect on Cracker Barrel restaurant traffic;

**Attorney Lynch** said no impact was anticipated. **Mr. Satti** confirmed that the temple has a tax exemption. **Mr. Moore** asked whether trash pickup was public or private; **Attorney Lynch** said an existing dumpster in loading dock area would be emptied by a private firm.

**Chairman Quish** closed the hearing.

**Motion: Mr. Panzella** motioned to approve subject to the conditions in the City Engineer's letter.

**Second: Ms. Austin** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**F. CHAIR REPORT:** None.

**G. APPROVAL OF MINUTES** 20 February 2018 was unanimous.

**H. STAFF REPORT:** None.

**I. ADJOURNMENT** was at 7:57.

Attest:

M.E. Greene, Clerk

*Note: Minutes are not official until approved by Board vote at a subsequent meeting.*