

**MINUTES FOR TWO (2) PUBLIC HEARINGS OF THE
PLANNING AND ZONING BOARD
HELD TUESDAY, APRIL 16, 2013; AT 7:30 P.M.
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET**

Chairman Mark Bender called to order the April 16, 2013 meeting of the Planning and Zoning Board at 7:30 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: Ward Willis, Jeanne Cervin, Benjamin Gettinger, John Grant, Edward Mead (Vice Chairman); Dan Rindos, Michael Casey, Joseph Della Monica, Tom Nichol, Mark Bender, Chair.

Staff: David B. Sulkis, City Planner; Emmeline Harrigan, Assistant City Attorney; Phyllis Leggett, Board Clerk.

- C. 1. CGS 8-24 APPROVAL** – Petition by the Sewer Commission to store equipment and materials on 1613 New Haven Avenue for the Sewer Project – New Haven Avenue/Rosemary Court/Grove Street Infills, for a period of one year during sewer main construction.

Raymond A. Macaluso, President, Westcott and Mapes Consulting Engineers, 142 Temple Street, New Haven, consultants for the Sewer Commission. Speaking on behalf of the Sewer Commission for 8-24 approval for a location of storage of material and equipment for the New Haven Avenue, Grove Street and Rosemary Court project. This project is presently underway. Construction is starting at the pump station on Grove Street. As is always the case, during construction, an area is required for storage of materials. In this vicinity there is no available City property for this type of storage. The Board has the plans for the use of a private residence on New Haven for the storage of equipment. The contractor approached all the neighbors to find out if there was any room. He saw this property being demolished with tree cutting. He approached the property owners and they said they would like to store the material and equipment.

The Borough of Woodmont was contacted and they are in agreement as long as the site is screened with a 6-foot high fence and green lats in between the fence so it will not disturb the neighbors. The neighbors will be contacted, but are in favor of this plan for use of this property as they will all be getting sewers on New Haven Avenue, Rosemary Court and Grove Street.

Mr. Macaluso indicated the plan showed the location of the pump station, sewers and force main outlined in green which he had previously presented to the Board. He noted the locations where the sewers will be installed.

Mr. Rindos: Asked what kind of materials would be stored.

Mr. Macaluso: Construction equipment, pipes, force main, sanitary sewer manholes, etc. There will not be material excavated from the trench. All equipment and new material going into the project.

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Mr. Nichol: Asked if the six foot fence would affect the line of sight.

Mr. Macaluso: Stated the fence would be set back and would not affect the line of sight by either of the neighbors. The neighbors will be notified that such a fence will be installed.

Chairman Bender: Asked staff why this was considered an 8-24 request.

Mr. Sulkis: Because an agreement is being entered into with someone on private property and in effect, they are changing the use of the private property from a single family house to a contractor's construction yard for a period of one year. In approximately one month the owner of this property will come before the Board to approve this property as a subdivision.

Mr. Mead: Made a motion to approve the 8-24 request by the Sewer Commission to store equipment and materials on 1613 New Haven Avenue for the Sewer Project – New Haven Avenue/Rosemary Court/Grove Street Infills, for a period of one year during sewer main construction.

Mr. DellaMonica: Second.

All members voted in favor of approval.

D. NEW BUSINESS

2. **8 SAND STREET (ZONE R-5)** Petition of James Hill for Site Plan Review approval for an unfinished attic with stairs in a flood zone on Map 6, Block 87, Parcel 6, of which James and Laurie Hill are the owners.

James Hill, 8 Sand Street, Milford. Present to request a set of stairs from the second floor to the unfinished attic. The property is in the process of being redeveloped after damage from storms Irene and Sandy. Lack of storage is the main reason for this request. He has spoken to Ms. Harrigan about signing an agreement that the space will remain unfinished. Due to potential and likely flooding, he does not want to place anything in storage in the lower part of the house.

Ms. Harrigan: Noted the reason this particular application is before the Board is because an attic is very specifically defined within the regulations. Unless it meets the exact definition within the zoning regulations it has to come before the Planning and Zoning Board for approval. This is already a three story house and it must come before the Board for approval for the attic stairs only. It meets the height requirements and does not require a CAMSPR.

Ms. Cervin: Noted the precedent has already been set at least twice before for this decision. The definition of an attic should be looked into by the Board.

She made a motion to approve the petition of James Hill for Site Plan Review approval for an unfinished attic with stairs in a flood zone on Map 6, Block 87, Parcel 6, of which James

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and Laurie Hill are the owners with the stipulation that an Attic Stair Agreement be signed by the owner and recorded on the land records.

Mr. Gettinger: Second.

Mr. Mead: Asked about the balcony at the attic level which is shown on the floor plan but not on the other views.

Ms. Harrigan: This is a building code issue. As long as the attic remains unfinished and is not habitable space, the zoning department does not have a restriction against having a balcony at that level. The Building Department has reviewed this question and has basically determined there is nothing within the building codes to have a restriction for this type of use off an unfinished space.

All members voted in favor of approval.

E. PUBLIC HEARING – CLOSE BY 5/7/2013; expires on 7/11/2013

3. **49 RESEARCH DRIVE (ZONE ID)** – Petition of Joseph Codespoti, Jr. for Special Exception and Site Plan Review approval to to operate a personal traing studio with small group classes on Map 91, Block 809, Parcel6-4, of which D'Amato Investments LLC is the owner.

Joseph Codespoti, Codespoti & Associates, 504 Boston Post Road, Orange, Ct., representing the property owner, Louis D'Amato and the applicant, Jason Laydon for Cross-Fit Milford.

A letter from another tenant on the property in favor of this application was distributed to the Board and date stamped into the record.

This property is located at 49 Research Drive. It is in an ID zone. He described the four current uses for this property: Space No. 1 – Pro Batter, Space No. 2 (Unit B) – Cross-Fit Milford ; Unit C – Data Signal; Unit D – Empty (Proposed space for the expansion of Cross-Fit Milford).

There is sufficient parking to handle the uses that are there right now. There is currently a lot of discussion going on as to definitions of different types of physical fitness uses, i.e. gyms, personal training, how many spaces are the optimal use for each described use. Cross-Fit is more of a personal training facility than a standard gym. The applicant believes there is sufficient parking as the zoning regulations state in Section 5.1, to allow for sufficient use of the property and all the tenants there.

In addition to the letter submitted tonight, the Board had received another letter from an adjoining tenant in favor of this application.

A schedule of check-ins key scanned each day broken down by the time the classes start was submitted for the record. That is another feature that makes this facility different from

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the standard gym facility. He discussed how the classes broke down to the number of uses. Cross-Fit Milford has scheduled classes which are limited to no more than 30 individuals so that they can receive personal training.

He gave examples of the number of parking spaces that would be needed for the most populated class at 6:30 pm, and even if tripled, the number of parking spaces available would be adequate at the site. During the day there is minimal use. That is why this business is a good fit for this property.

Jason Layden, 49 Research Drive, Milford, the owner and operator of Cross-Fit Milford. He has owned and operated this business, which is not a franchise, for six years. He described his personal training business and how it operates in a different manner from traditional gym facilities such as LA Fitness. He was raised and educated in Milford. He is expanding his business. Clients will not be able to come to the facility at random times; they must have scheduled appointments. Membership pricing is \$200 a month as opposed to \$10 a month, which also shows the difference in facilities.

Mr. Codespoti: Noted there has been much discussion about parking space ratios of 1:125; 1:150, etc. He demonstrated, via photographs at Cross-Fit and at Fitness Edge, taken at 5:30 p.m. in the evening, and the more than adequate parking available at Cross-Fit compared to Fitness Edge. He stated the City departments returned favorable comments. The Tree Commission asked for another tree to be planted, which Mr. D'Amato has agreed to. There will be no changes to the actual site or change in the parking area, except to repaint the stripes. No increase to impervious or runoff of the property.

Mr. Sulkis: Asked about whether the parking was going to be restriped or to add a parking space.

Mr. Codespoti: Proposed parking will maintain the same number of parking spaces but may lay out the spaces better. The number of spaces and pavement will not change.

Mr. Willis: Asked what the hours of operation were.

Mr. Layden: Open Monday through Friday. Saturday till approximately 1:00 pm and Sunday till 12:00 pm. All the other businesses in the area are closed on the weekends.

Mr. Nichol: Noted he passes that area regularly and has never seen the parking lot filled anywhere near capacity.

Chairman Bender: Opened the hearing to the public. Anyone in favor of the application? (No response). Anyone to speak in opposition? (No response).

Chairman Bender: Closed the Public Hearing.

Mr. Willis: Made a motion to approve the petition of Joseph Codespoti, Jr. for Special Exception and Site Plan Review approval to to operate a personal traiing studio with small

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group classes on Map 91, Block 809, Parcel 6-4, of which D'Amato Investments LLC is the owner.

Mr. Gettinger: Second.

All members voted in favor of approval.

143 HILLSIDE AVENUE (ZONE R-5) – Petition of Edward Jones for Special Exception and Site Plan Review approval to raise a two-family dwelling out of the flood plain on Map 49, Block 795, Parcel 82, of which Edward Jones is the owner.

Win Smith, Attorney, 9 Depot Street, Milford, representing Mr. Jones. This project is to have the house located at 143-145 Hillside Avenue elevated approximately 8 feet on concrete piers as required by FEMA and the City Flood Hazard and Flood Damage Prevention Regulations. This is being done because there was substantial damage by storms Irene and Sandy. The application is to keep the house the same as it is now and has always been, a two family house maintaining the same footprint. There will be minor changes. He showed via a display the site plan and existing location survey. The house will be a little bit shorter and tighter than the existing house had been, but on the same footprint.

Chairman Bender and Mr. Mead noted they did not see the placard notifying the public of the public hearing. After discussion it was determined the notice had been posted properly.

Edward Jones, Morningside Terrace, Stratford, CT, owner of Hillside Avenue property. He attested that he put the placard up on April 3rd on the cribbing that is on the front of the house along Hillside Avenue. He took the sign down late this afternoon. It was up 13 days.

Mr. Sulkis: Stated typically the notice stays posted on the property until the public hearing because the public hearing could be continued. The law is that the sign be posted a minimum of 12 days.

Ms. Cervin: Noted she had driven by the property earlier today and saw the sign posted.

Chairman Bender: Stated based on what the members saw and the fact it was posted for at least 12 days, the hearing can proceed.

Mr. Smith: Reviewed the plans for the project. He stated this application was a Special Exception because the owner is requesting to keep the property status as a two-family in a single family residence zone. He noted there had been two parking spaces for the property before, but after the property is raised there will be four parking spaces, which should be an assistance to the neighborhood. Because the house was substantially damaged by super storm Sandy, an unusual event and not the kind of event that he believes was intended to operate to a property owner's detriment under these circumstances. He asked the Board to take that equitable and fairness consideration into account.

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Mr. Sulkis: Referred to his administrative summary, which speaks for itself.

Mr. Mead: Asked what percentage of the house was damaged.

Mr. Smith: Between storms Irene and Sandy approximately 63%.

Ms. Cervin: She asked if the house has been completely rebuilt but on the same footprint?

Mr. Smith: Substantially rebuilt. The second floor was not as damaged as the first floor. The second is being raised up using much of the same materials. It will have the same footprint but the walls and floors have all had to be redone.

Ms. Cervin: It has already been raised and appears to be raised as a two-family.

Mr. Smith: The plans submitted allow for it to be either two or one, depending on the Board's decision. Mr. Smith noted the mortgage moratorium given to people who have suffered such damage is drawing to a close.

Ms. Cervin: The permit was issued for a one-family but it has been raised as a two-family.

Mr. Sulkis: Explained the permits were issued as a one family so the house could begin construction. However, the owner wanted to go before the Board with a Special Exception application to ask that the use be kept as a two-family. If the Board does not agree to that, then Mr. Jones will complete the construction as a one-family. So at the end of the process, whatever construction is there when a CO is issued and the house is inspected, it will either be a two-family if the Board approves it, or a one-family as it was originally permitted.

Chairman Bender: Stated the front of the house looks like it always looked, except raised.

Mr. Casey: Asked the length of time the house was used as a two family.

Mr. Smith: Since the 1920's.

Ms. Cervin: Asked if this was a rental; that the owner does not live on site?

Mr. Smith: This is a rental property, but the owner's son lives in one of the units.

Chairman Bender: Opened the hearing to the public. Asked if anyone wished to speak in favor of the application? (No response) Asked if anyone wished to speak in opposition to the application?

Bryan Morris, 150 Hillside Avenue. He is an eight year resident at 8 Hillside Avenue. He is representing three residents in separate homes. He is here due to the neighboring property that is mid-construction, raising a two family dwelling on Hillside Avenue in Woodmont. Construction began with confusion to the neighbors and only recently have the

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residents been informed of a Special Permit. Their goal is to ensure that the current regulation is followed and the two family house is converted to a single family dwelling.

The reasons are several. There are at least three legal or illegal multi-family houses on Hillside Avenue. Allowing this house to stay a two-family would set a concerning precedent for the other multi-family homes that are in the same situation.

It would also set the precedent that an illegal multi-family home could find a path to become legal. (He noted he had the addresses of the other homes to which he referred.)

As a homeowner, the single most valuable possession is his primary property. During the last eight years there have been issues with rental properties on Hillside Avenue. The owners who live on Hillside had to be diligent to ensure the safety of their families and the tranquility of the immediate area. Converting this property to a single family would be a good step toward ensuring a safer living environment. Some recent issues that occurred were a drug raid and subsequent drug related arrest by the Milford Police and the FBI. An arrest of the former occupants of the house occurred in an attempted murder for hire plot. The replacement lessor of the property was charged with fraud and tampering with the postal service. In another location trash in the yard has become commonplace and for a six month period of time someone was allowed to live in a van parked in the driveway. Some of the multi-family homes have been vacant since Irene since 2011. If this were a primary residence, one would expect a more rapid and permanent recovery.

There seems to be an inconsistency with this permitting process as they had not received notification via letter. There was an issue with the sign. It is hard to see. The only way he heard about this meeting was through other residents on similar permit requests making phone calls to the office.

He submitted a letter from Joseph and Cristina Honcz which had been emailed to the Planning and Zoning Office and had been entered into the record which reiterated what Mr. Morris had stated.

Chairman Bender: Asked if there was anyone else opposed to the application. (No response)

Rebuttal:

Mr. Smith: Disputed the statements Mr. Morris had made regarding the illegality of the applicant's property or neighboring multi-family houses on the street and the reputation of a prior tenant. It is not an illegal use that is looked to be made legal now. It has always been legal non-conforming and the applicant is asking for a Special Exception pursuant to the rules of the Board.

The former tenant, Greg Christofakis (ph.) referred to by Mr. Morris, lived on this property 6-7 years ago. There was never a problem when he was a tenant on this property. He was arrested recently but he was not a tenant at this property. He was and still is a homeowner in a different neighborhood in Milford, namely, Mr. Smith's. The police did make a raid on

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his business in his house approximately six months ago. The incident and person had nothing to do with the applicant's property. The attempt to correlate the recent arrest incident with that person's tenancy six years ago is unrelated.

Further Rebuttal:

Mr. Morris stated he had nothing further to say.

Chairman Bender: Closed the public hearing.

The Board will discuss this application at the next meeting.

F. PUBLIC HEARING– CLOSED 4/2/2013; expires on 5/30/2013

5. **64 RIVERSIDE DRIVE (ZONE R-12.5)** Petition of Robert Sonnichsen, PE, for a .Special Permit and Coastal Area Management Site Plan Review to construct a residential dock on Map 18, Block 363, Parcel 10, of which 64 Riverside LLC is the owner.

Mr. Casey recused himself and left the auditorium.

Chairman Bender: Stated he had an issue with the dock. Also had concerns about what it will bring to the neighborhood as far as the usage, the parking and all the things they have already done that have to be undone. His inclination is to vote against it.

Ms. Cervin: Has a lot of differing thoughts on this. None of the Board members are happy as to how this proceeded and did not get to the Board in a timely manner. Her concern is what is best for this property in some way and what is legal and what is illegal. If the Board did not know what had proceeded this application and it had come forward to the Board directed, the Board would be evaluating it on its merits in terms of whether it meets requirements and regulations or whether it is appropriate for the neighborhood.

She has a number of issues about it, primarily the site plan. The site plan the Board has is not correct. She thinks the Board can deny the application on that alone.

Ms. Harrigan: If the Board has the site plan and wants to approve it they can approve it and the applicant would have to fix the site to reduce the size of that apron, if that is what Ms. Cervin is referring to.

Ms. Cervin: The site plan is incorrect. They would have to submit a new site plan.

Ms. Harrigan: If they want that wide apron that runs from property line to property line, they would need to submit that and request it. Planning and Zoning does not control the right of way. If they want to submit that to the City Engineer and he decides to sign off on that outside of the Board after they grant it approval for the site plan as it is

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presented, not as what is out in the field right now, because if the Board approves the plan that they have shown, they would have to do some remediation. So, if they go to the City Engineer and he says it is fine to have the apron be that wide in the City right of way, that may be something that they could get approved by the City Engineer.

Ms Cervin: It's not just a widening of the apron, it's extending it into a large parking spot.

Mr. Rindos: Noted he felt from the beginning this was more of a commercial venture and was not fitting for the residential area. He thought people would be coming to use the dock and park in the lot. He did not think it fits for that property.

Chairman Bender: Stated he had the same concern as to how it would be used and put conditions on it and then have to enforce those conditions. He had issues when there are a lot of conditions placed on approval and then have to be enforced which puts burdens onto the zoning enforcement officer, or anyone else who might be involved. He believes there is a use issue here.

Ms. Cervin: Did not feel it was a commercial use. It was clear it was for the sole use of the two property owners for four smaller boats and there would be three designated parking spots on the property. She did not see it as a commercial endeavor.

Chairman Bender: Not necessarily commercial, but there is no house there. It lends itself to anyone being able to use it, not the owner. The owner is not there.

Ms. Cervin: You could put that discussion to any property in some sense. It is up to the property owners to make sure that does not happen. It is not up to the Board to be regulating that sort of thing.

Chairman Bender: The Board would be approving a usage of a lot on the water. Not any property; specifically a parking lot with "X" amount of cars for a dock.

Ms. Cervin: What the Board approves it approves and it would have to be dealt with if they do things illegally on that property.

Mr. DellaMonica: Property owner not living on the property with a large parking area lends itself to looking like a commercial piece of property. There are four boat slips and a big parking lot. He stated on holidays or during the summer the boat slips could be rented out and a lot of money could be made. It is a popular area to go back and forth to Long Island South. The property lends itself to those types of issues.

Ms. Cervin: Thought they had to bring their boats in from another mooring spot. You cannot get a boat into the water from that site. You have to come in from the river in order to use the dock.

Mr. DellaMonica: Boaters do park their boats for a myriad of reasons. One of them is to go eat. There are restaurants and bars in the area. You can pull up to the dock, get

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off and spend time in the City and leave again. The docks in the center of town are popular for that specific reason. If there is a place for someone to come off the river and spend a couple of hours in Devon it can be great for business, but that is not what the docks are intended for.

Mr. Mead: From the beginning when they applied for their application to DEEP on October 15, 2009, the initial work was started without realizing they were supposed to have City permits. It was stated right in the opening letter from DEEP after they got the permit from them. They did a lot of work without permits. He has a problem in that it is a residential zone but no residents living on that property. The dock will be shared with the house next door. As Mr. DellaMonica said, people can use it. It can be rented out or let other family members use it from the water side and then go somewhere else in the neighborhood and then walk back. That is an issue that could be detrimental to the area.

Ms. Cervin: For the record, Mr. Mead is referring to the health, safety and general welfare of the community.

Mr. Mead: It is also a one-way street and with the apron on top to allow more parking than is issued for that site. It could be reengineered but he feels they still might park on the street.

Mr. Nichol: The dock is already there. Regardless of whether they have a way to get to it, they can park a boat there. They can walk up to the road or they can park at the yacht club and get onto a boat regardless of an apron or parking or whatever. You won't stop the boats from coming in. The dock is there and it is not City of Milford; it is DEEP approved.

Chairman Bender: Correct. Up to the land. Then it becomes Milford's property.

Mr. Nichol: Thought the only thing that could be denied is saying you cannot use City of Milford property but you cannot stop them from parking a boat there and walking to the neighbor's house.

Chairman Bender: It is not City of Milford property. It is that you cannot have that usage on that property.

Mr. Mead: Right now the dock they have is not connected to the property. They still have to add another part in order for it to be useful.

Mr. Nichol: Agreed but stated there is always a way to get there. You can deny them the use of the land but they will still be able to park boats there.

Chairman Bender: Asked how it would be interpreted that the DEEP approved the dock but the jurisdiction is that the City's permit must be obtained first.

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Ms. Harrigan: Gave the example of an inflatable boat could go off the dock into the river as a means to get to a larger boat. If the Board does not approve the landward portion, it makes it difficult to use what is there.

Ms. Cervin: Asked if someone chose to build a house there could that be done?

Ms. Harrigan: There are two separate lots. There is the house that is next door and this is a separate building lot.

Chairman Bender: Asked how large the lots were.

Ms. Harrigan: The lot itself to mean high water is about 5,227 SF. However, the Coastal Site Plan Application shows about 3,822 SF of shorelands, meaning that area that is outside the tidal marshlands and about 2,178 SF, which includes tidal marshlands down to mean high water, which is what defines properties along LI Sound areas.

Mr. DellaMonica: Made a motion to deny the petition of Robert Sonnichsen, PE, for a Special Permit and Coastal Area Management Site Plan Review to construct a residential dock on Map 18, Block 363, Parcel 10, of which 64 Riverside LLC is the owner.

Mr. Willis: Second.

Mr. Sulkis: Asked if the Board wanted to amend the motion to provide the reasons for denial.

Chairman Bender: It is not required under a Special Permit.

Ms. Cervin: Suggested the application is denied because it does not aid the health, safety and general welfare of the surrounding community.

Chairman Bender: Section 7.2.3, 2 and 3 which states the flow of traffic and neighborhood; impact of the value and safety, etc.

Mr. DellaMonica: Amended his motion to read denial of the petition of Robert Sonnichsen, PE, for a Special Permit and Coastal Area Management Site Plan Review to construct a residential dock on Map 18, Block 363, Parcel 10, of which 64 Riverside LLC is the owner because the application does not aid the health, safety and general welfare of the surrounding community.

Mr. Willis: Second.

All members voted in favor of denial

Mr. Casey returned to the meeting.

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G. REGULATION CHANGES – Parking, Rear Lots, Variance – Discussion

Chairman Bender noted the Regional Planning Association approved the revised parking regulation.

Rear Lots and Variances – Mr. Sulkis submitted his most recent comments to the City Attorney's office. As part of the original proposals for tweaking the rear lots, a Prohibited Variance portion was added to it for that particular use. The language for the general Prohibited Variance section is currently under review from the Regulation Subcommittee.

H. LIAISON REPORTS –

Mr. Mead: The Police Commission met last night. Some concerned citizens spoke about traffic concerns at Governors Avenue and North Street. There have been multi accidents there. The person who spoke lives on Governors Avenue and had photos of a fence that had been taken down twice in a month on the corner. The Police Department will look into that situation.

Mr. Mead stated he spoke on a traffic issue on Broad Street at Subway. He observed a lady at the traffic light heading toward the fire house taking a left hand turn down River Street and then made a U-turn to go back towards downtown.

Also, the Police Chief mentioned the recent graduates from the Milford Police Academy donated money to the next class. Mr. Bender was a member of that graduating class and the money they contributed will pay for the next class to go forward.

Chairman Bender: Stated he graduated from this class last week and recommended anyone who has the opportunity take that class. He said his class donated over \$1500 specifically to maintain more classes.

He stated the Regulation Subcommittee will meet on Tuesday, May 7th and will have a list of recommended changes to submit to the Board.

I. APPROVAL OF MINUTES – (4/2/2013)

Mr. Casey: Made a motion to approve the minutes of the 4/20/2013 meeting.

Mr. Grant: Second.

All members voted in favor.

J. CHAIR'S REPORT

The Chair received a court notice that the appeal was denied against putting a liquor store on Merwin Avenue.

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K. STAFF REPORT

Mr. Sulkis: He is still waiting to hear whether the Housing Grant application to study Transit Oriented Development Housing has been approved.

Ms. Harrigan: Made an announcement that there will be a Residential Coastal Construction Workshop hosted by the City at City Hall on May 2nd at 6:30 p.m. She, as well as FEMA mitigation specialists will be in attendance. This workshop is for homeowners to find out more information as to what the requirements are, the standards, the materials that you need if you are proposing a new home, if you are doing an elevation, etc.

Chairman Bender: Anyone who lives near the water or in flood zones should plan on attending this workshop on May 2nd at 6:30 p.m. at City Hall.

Mr. Gettinger: Motion to adjourn.

Mr. Grant: Second.

All members voted in favor of adjourning the meeting at 8:49 p.m. The next Planning and Zoning meeting will be held on May 7, 2013 at 7:30 p.m.

Phyllis Leggett, Board Clerk