

## PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 18 MAY 2021, 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. Kader, B. Kaligian, P. Kearney, C.S. Moore, J. Mortimer, J. Quish, R. Satti, M. Zahariades

**Not Present:** J. Castignoli

**Staff:** Joe Griffith, DPLU Director, David Sulkis, City Planner; Meg Greene, Rec. Sec'y

**Chairman Quish** asked for Mr. Sulkis to comment on the proposed regulation change and related application on the agenda; **Mr. Sulkis** advised that staff is recommending the item be tabled for this meeting to address some issues with the proposed regulation change. **Chairman Quish** asked Attorney Curseaden if he would accept more time. **Attorney Curseaden** deferred to the chairman's decision, although he was prepared to go forward and his client hoped to do so. Without objection, the chair tabled both items.

### C. NEW BUSINESS

VOTE BY JULY 29, 2021

- 1) **44-64 River Street** (Zone MCDD) Petition of Robert Smith Jr. for a Site Plan Review to construct a Mixed-use building at Map 54, Block 322, Parcel 4 of which Metro TOD LLC is the owner.

**Robert Smith**, 41 Cherry Street, Executive Managing Director and Managing Member of Metro TOD, LLC, reviewed the history of the City's purchase of the parcel with the result of MetroStar submitting the winning proposal and purchased the property with the added requirement of adding a municipal garage. He discussed research done regarding Transit-Oriented-District planning as it applies to downtown Milford. He said the building had coastal-inspired architecture and features apartments, ground-floor retail, and municipal spaces in the lower garage forming a true mixed-use, commuter-centric community. He said the initial targeted tenant for the retail space will be a neighborhood grocer.

Architect **Ray Oliver**, 3 Lafayette, said the project would replace a mixed-use building with another mixed-use project. He stressed that certain elements will not be visible, namely the below-grade parking garage for the benefit of Milford public use. He said the garage space will be leased back to the city for a dollar per year. He reviewed the garage layout including an elevator, handicapped and bicycle spaces with the main entryway on River Street. He said shared the at-grade floor plan featuring parking spaces available to stores and residences a terrace and handicapped access on Darina Place. He said the terrace can be used for dining outdoors and other gatherings that that a large space at this level can be used for a farmer's market or other activities. He displayed elevations incorporating the nautical history of the city and featuring fieldstone work that evokes the Taylor library and tower bridge. He said the residential units will have access to a tenant fitness center at the opposite end of the tower side of the building. He noted that the railroad-facing side of the building is fully detailed as well as the rear elevation.

**Ron Wassmer**, PE/LS, 158 Research Dr, summarized the site plan. He said he worked closely with the City's engineering, fire, and police departments to be sure that any of their potential concerns with the building were addressed.

**Pete Smith**, Downtown River Development Committee, discussed the project, saying he was appointed to chair the committee from 2016-2019 and that the committee was tasked to provide a Transit-Oriented District review to identify the best use of the parcel, which had been acquired by the city via a state grant. He said 25 meetings and public hearings were held to that end. He said the height of the building was limited to reduce density and that the MetroTOD, LLC, proposal fit all the key requirements of the study. He said there is an attempt underway to find a small grocer for the first floor. He noted that the underground parking was unique among the plans reviewed and that selecting the best parking proposal was important to the committee.

**Chairman Quish** said in the recent past, large impactful downtown projects were opened to public hearings, but this proposal was vetted at a different level and would not be opened. **Mr. Moore** asked if spots were available for electronic vehicle charging or for metered parking; he was advised that parking meters are controlled by city and one electric charging station was planned with the provision to add more in the future. **Mr. Satti** discussed the traffic patterns for ingress and egress as well as how traffic might be affected by the parcel delivery kiosk. **Mr. Wassmer** said current parallel parking spaces will be removed and the street widened to 25'. Mr. Satti confirmed that Railroad Avenue is owned by the State of Connecticut and that the owners are in the process of requesting an easement from CT DOT and that deliver truck maneuverability had been reviewed by the police and fire departments. **Chairman Quish** asked if there will be a sidewalk; **Mr. Wassmer** said the grade prohibited the installation of a sidewalk without steps; **Chairman Quish** further discussed foot traffic around the area and that he agreed with Mr. Moore that about adding more charging stations. **Mr. Smith** said his projects always meet or exceed Energy Star certification levels and he is open to more charging stations.

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**Mr. Satti moved to approve with the following modifications** the petition of Robert Smith Jr. for a Site Plan Review and Coastal Area Site Plan Review for to construct a Mixed-use building at Map 54, Block 322, Parcel 4 of which Metro TOD LLC is the owner: Condition: Provide a minimum of 2 charging stations on the property.

**Second: Mortimer** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

### D. PUBLIC HEARINGS

**CLOSE BY JUNE 22, 2021; VOTE BY AUGUST 26, 2021**

- 1) **734 Naugatuck Avenue** (Zone HDD) – Petition of Nick Volturno of Devon Power LLC for a Special Permit with Site Plan Review for proposed construction of Engineered Control Addendum #4 on Map 31, Block 300, Parcel 1 of which Devon Power LLC is the owner.

**Andrea Steele**, APTIM Consulting, Canton, MA, said her team was working with Devon Power to oversee the contractor mitigating contamination on the site. She described each of 4 areas that would be covered with stone, fenced, or given other treatments. She said the area closest to the river with the 100-year flood line that includes an Inland Wetlands upland review area will be covered with stone. She said the whole facility has existed for a long time with historic activities that involved processing coal and coal ash. She said they are working with soil samples on site and dealing with their deep remediation division to decide about removal or covering, although much of the site has already been addressed. She said a report would be submitted to the state.

**Mr. Sulkis** said the effort is another phase in the ongoing effort to remediate fill on the site. **Chairman Quish** asked for public comment. Hearing none, he closed the hearing and asked for a motion.

**Mr. Satti move to approve as presented** the petition of Nick Volturno of Devon Power LLC for a Special Permit with Site Plan Review for proposed construction of Engineered Control Addendum #4 on Map 31, Block 300, Parcel 1 of which Devon Power LLC is the owner

**Second: Ms. Kader** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

- 2) **Proposed Regulation Change #21-4 I move to table** the petition of Proposed by Kevin Curseaden, Esq. for changes to Article 3, Section 3.10 Limited Industrial District LI, and Article XI, Definitions, to allow Escape Rooms in the LI Zone, define Escape Game Room use and establish relevant parking standards. **TABLED**
- 3) **100 Raton Drive** (Zone LI) **I move to table the** petition of Kevin Curseaden, Esq., for a Site Plan Review for a proposed escape room and event facility on Map 73, Block 928, Parcel 4Q, of which Best Buddies, LLC is the owner, pending the outcome of the proposed regulation change #21-4 of which the site plan application is dependent on. **TABLED**

### D. OLD BUSINESS – None

### E. NEW BUSINESS – None

### F. LIAISON REPORTS – Mr. Satti noted that there will be a SCROG meeting this month.

### G. SUBCOMMITTEE REPORTS – Mr. Sulkis advised that the next meeting on May 26 is a public forum, where people can comment on the master plan presented to POCD subcommittee. Chairman Quish advised that the agenda would be on the city website with a link to presentation. Mr. Satti asked if the board should observe special rules during the session; Mr. Sulkis said board members should exercise caution not become prejudiced prior to a full board presentation but can speak as citizens and he would reach out to the City Attorney about any other considerations.

### H. APPROVAL OF MINUTES—5/4/2021 minutes were approved unanimously.

### I. CHAIR'S REPORT - None.

### J. STAFF REPORT - None.

### K. ADJOURNMENT was at 8:00.

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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