

**MINUTES FOR ONE (1) PUBLIC HEARING OF THE PLANNING AND ZONING BOARD HELD
TUESDAY, 1 AUGUST 2017 AT 7:30 P.M. AT CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:35 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: Scott Marlow (Ch), Anthony Sutton (V-Ch) John Grant, Carl S. Moore, Tom Nichol, Tom Panzella, Jim Quish

Not Present: Michael Dolan, Richard Lutz, Rick Varrone

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

C. NEW BUSINESS

1. **13 Fern Street** (ZONE 7.5) Recertification of a subdivision lot, approved by Planning and Zoning Board on 11 August 1959. Angelo Lisi, (Two Ninety-Six LLC) Applicant.

Thomas Lynch, Esq., Lynch, Trembicki, and Boynton, 63 Cherry Street, addressed the board. He reviewed the history of the original three-lot subdivision approved in 1959. He referred to a deed regarding a Harrison Avenue lot created by the subdivision, but said the other 2 lots were being purchased by his client. He said his title searcher discovered that the original subdivision map was not recorded on the Land Records, and that staff advised a new survey be drawn up and recorded on the Land Records. He said a new single family home would be built on the lot. **Mr. Sulkis** added that when the board approves a subdivision, it becomes legal only when the Mylar map is recorded on the Land Records.

Board Discussion: At the request of **Messrs. Quish, Moore and Nichol**, **Mr. Sulkis** provided additional detail on the parcels and homes subsequently built on them.

Motion: **Mr. Sutton** motioned to approve.

Second: **Mr. Grant** seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. PUBLIC HEARINGS

1. **100 Viscount Drive** (ZONE WDD)

Close by 19 OCTOBER 2017

Petition of Petition of MSL Group, Inc., for an amendment to a Special Permit and Site Plan Review for a revised landscape plan on Map 16, Block 156, Parcel 1, of which Milford Redevelopment & Housing Partnership is the owner.

John Knuff, Esq., Hurwitz, Sagarin, Slossberg & Knuff, LLC, 147 Broad St., said he had presented three applications related to 100 Viscount Drive. He noted the credentials of the solar panel provider. He said the installation would provide significantly lower electricity rates to the site's residents. He reviewed the permits issued for the panel array. He said the array is fairly well concealed by the topography of the property, but that his client would still provide a significant landscape buffer. He introduced the Landscape Architect,

Bill Kenny, William Kenny Associates, 195 Tunxis Hill Rd, Fairfield. He said he had worked on both the CAM and landscape buffer. He reviewed aspects of the CAM application with an illustration, describing the proposed trees and bushes, which would also provide habitat for wildlife.

Board Discussion: **Mr. Grant** asked if the height of the plantings would obstruct the sun for the panels; **Mr. Kenny** said the array faced south and this would not be a problem.

Chairman Marlow opened the hearing to the public with instructions.

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Favor: Christopher Cody, Esq., representing the Milford Redevelopment and Housing Partnership, provided more detail on the potential energy efficiencies. He said the savings would help provide more amenities to the residents. He described aspects of HUD reimbursements that would also be funded by the savings. He noted that a roof-based installation was explored but was found not to be feasible.

Opposed: Michael Liebelt, 94 Monroe St, expressed concern that the array is an eyesore and potentially a safety concern due to being an electrically active area. He expressed concerned about car accidents in the area.

Rebuttals: Attorney Knuff noted that solar panels do not conduct electricity in a way that creates safety issues.

Attorney Cody said a request had been made for a barrier to the City's Public Works Department to shield the panels from potential car accidents.

Motion: Mr. Quish motioned to approve.

Second: Mr. Sutton seconded.

Discussion: None.

Vote: Motion carried unanimously.

G. LIAISON REPORTS –None.

H. REGULATION SUBCOMMITTEE – No report.

I. APPROVAL OF MINUTES –7/18/2017: approved unanimously.

J. CHAIR'S REPORT – Mr. Marlow advised the board that Mr. Lutz had resigned. He said Mr. Lutz would be missed.

K. STAFF REPORT –None.

L. ADJOURNMENT was at 7:58 PM.

Attest:

M.E. Greene, Interim Clerk, Planning and Zoning Board

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