

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY, 19 SEPTEMBER 2023, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:14 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: J. Castignoli, E. Hirsch, J. Kader, B. Kaligian, J. Mortimer, J. Quish

Not Present: N. Austin, R. Satti, M. Zahariades

Staff: D. Sulkis, City Planner; M. Greene, Rec. Sec'y

Chairman Quish opened the meeting. He asked the board to approve amending the agenda such that the application for a Regulation change would be heard first as it would be continued. **[SEE ITEM #4 BELOW FOR NARRATIVE.]**

C. NEW BUSINESS

849 East Broadway (Zone R-7.5) Petition of Thomas Lynch, Esq. for a Coastal Area Plan Review to reconstruct a single-family dwelling on Map 27, Block 475, Parcel 8, of which Edna W. Cleveland is the owner.

Thomas Lynch, Esq., 63 Cherry Street, addressed the board. He introduced his clients, saying the family has owned the property for over 80 years. He reminded the board that variances were granted in January to construct the proposed house. He said the family would occupy the home full-time now after having used it as a summer cottage. He said the zoning office and city engineer has reviewed the plan. He said it was elevated to 18' with a tandem 2 car garage with 2 levels of living space above and provided design details. He said the height of the house is zoning compliant. He said John Gaucher of DEEP recommended that the more stringent FEMA "VE" (velocity elevation) building requirements be met. He said Greg Pidluski issued a memo with 2 comments that have been addressed and are on updated plans.

Mr. Sulkis provided his administrative summary, which was consistent with the presentation, noting that the project was substantially zoning compliant.

Mr. Mortimer moved to approve as presented the petition of Thomas Lynch, Esq. for a Coastal Area Plan Review to reconstruct a single-family dwelling on Map 27, Block 475, Parcel 8, of which Edna W. Cleveland is the owner.

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. PUBLIC HEARINGS

CLOSE BY OCTOBER 24, 2023; VOTE BY DECEMBER 28, 2023

1. **242 Buckingham Avenue** (Zone CDD-4) Petition of Molly Rentals LLC for a Special Permit to construct a 20 Dwelling Unit Residential Complex at Map 55, Blok 545, Parcel 6, of which Tom Hayes is the owner. **POSTPONED UNTIL OCTOBER 3, 2023**
2. **35 Point Beach Drive** (Zone R-7.5) Petition of RACE Coastal Engineering for a Special Permit with Coastal Area Plan Review to retain and repair an existing seawall for flood and erosion control at Map 030, Block 635, Parcel 1, of which Peter Standish is the owner.

Adam Vernot, Ocean County Construction, 166 Wintechog Hill Rd, Stonington, addressed the board. He said his marine company specializes in docks, seawalls, jetties, revetments and other construction abutting waterways. He said the project was to repair a seawall and place a patio on top.

Mr. Sulkis provided his administrative summary, which was consistent with the presentation, noting that the project was substantially zoning compliant. He said CT DEEP approved the project on 7/3/2023.

Mr. Mortimer confirmed with the applicant that the seawall would be returned to its original format. Mr. Hirsch asked for photos of the current state of the project but was referred to the existing conditions site plan in the submitted materials. He confirmed with Mr. Sulkis that the patio already exists. **Mr. Mortimer** and **Mr. Vernot** discussed construction details.

Chairman Quish asked for public comment. Hearing none, he closed the hearing and asked for a motion.

Mr. Castignoli moved to approve as presented the Petition of RACE Coastal Engineering for a Special Permit to retain and repair an existing seawall for flood and erosion control at Map 030, Block 635, Parcel 1, of which Peter Standish is the owner.

Second: Mr. Mortimer seconded.

Discussion: None.

Vote: Motion carried unanimously.

3. **695 West Avenue** (Zone CDD-1) Petition of Thomas Lynch, Esq. for a Special Permit with Site Plan Review for an Automotive Repair Facility at Map 043, Block 334, Parcel A4, of which 695 West, LLC, is the owner. **POSTPONED UNTIL OCTOBER 3, 2023**

4. **[HEARD FIRST] Proposed Regulation Change #23-6** Petition of John Knuff, Esq., for changes to Article III, Section 3.9 Shopping Center Design District; Article V, Section 5.1 Parking and Loading Regulations; and Article XI, Section 11.2 Other Terms.

Attorney Knuff, 187 Broad Street, addressed the board. He described the approval process as requiring a majority of 6 members voting in favor and being that there were only 6 members present, he preferred to present at a later meeting.

Mr. Castignoli moved to continue.

Second: Mr. Hirsch seconded.

Discussion: None.

Vote: Motion carried unanimously.

E. **OLD BUSINESS**—None.

F. **LIAISON REPORTS**—None.

G. **SUBCOMMITTEE REPORTS**—**Chairman Quish** asked **Mr. Sulkis** for an update, who said the POCD document was presented to the Aldermen and is still under review by SCRCOG. Mr. Sulkis said he said expects approval from these reviewers at which time there will be at least 1 more public hearing. He said no Regulations Subcommittee meeting is scheduled at present.

H. **APPROVAL OF MINUTES**—**9/5/2023** minutes were approved unanimously.

I. **CHAIR'S REPORT** – None.

J. **STAFF REPORT** – **Mr. Sulkis** reminded the groups that he sent an email detailing an educational opportunity with remote attendance to satisfy state training requirements for board members.

K. **ADJOURNMENT** was at 7:32

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.