

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

The regular meeting of the Planning and Zoning Board was called to order by Acting Chairman Kevin Liddy at 7:34 p.m.

A. ROLL CALL

Members Present: Scott Willey, Jeanne Cervin, Mark Lofthouse, Jack Jansen, Frank Goodrich, Nancy Seltzer

Not Present: Chairman John Lutdtke, Patricia Champney

Staff: David Sulkis, City Planner, Phyllis Leggett, Board Clerk

B. PUBLIC HEARINGS HELD 9/18/07; exp. 11/21/07.

1. **22 MIDWOOD ROAD (ZONE R-10)** Petition of Noel and Mary Ellen Luth for a Special Permit to construct an accessory apartment on Map 38, Block 525, Parcel 14, of which Noel and Mary Ellen Luth are the owners.

Mr. Lofthouse: Made a motion to approve the motion as submitted by Staff.

Ms. Cervin: Second.

There was no discussion on the motion.

All members voted in favor. The motion carried unanimously.

2. **989 BOSTON POST ROAD (ZONE CDD-1)** Petition of Blakeman Construction LLC for a Special Permit and Site Plan Review to construct a pharmacy greater than 10,000 SF with drive-up window service on Map 77, Block 825, Parcel 60, of which Blakeman Construction LLC is the owner.

Ms. Seltzer: Moved to approve the petition of Blakeman Construction LLC in a motion to approve prepared by Staff.

Mr. Jansen: Second.

Chairman Liddy: Discussion on the motion?

Ms. Cervin: Very happy that the applicant was willing to increase the bypass lane to 15 feet.

Mr. Jansen: This was a tough road to get this application through. They did everything the Board and City Planner asked them to do and deserve the Board's approval.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

All members voted in favor. The motion passed unanimously.

C. OLD BUSINESS

3. **214 BROADWAY (ZONE R-5)** Petition of Mark Pucci for a Coastal Area Management Site Plan Review and Site Plan Review to construct a single family residence on Map 13, Block 132, Parcel 5, of which Mark Pucci is the owner.

Mr. Sulkis: Applicant has asked that the item be tabled so that he can answer some concerns of the DEP.

Mr. Lofthouse: Motion to table.

Ms. Cervin: Second.

No discussion on the motion.

All members voted in favor of tabling the motion. The motion passed unanimously.

D. NEW BUSINESS

4. **105 MELBA STREET (R-5)** Petition of Kevin Cronin for a Coastal Area Management Site Plan Review to construct a single-family residence on Map 29, Block 587, Parcel 35, of which Frieda Cronin is the owner.

Chairman Liddy: The applicant or representative is not present.

Mr. Lofthouse: Motion to table 105 Melba Street.

Ms. Seltzer: Second.

Chairman Liddy: Was advised that someone would be present for this application.

Mr. Lofthouse: Withdrew his motion.

Ms. Seltzer: Withdrew her second.

Mr. Jansen: Made a motion to reorder the agenda to see if someone representing 105 Melba Street arrives.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

Mr. Goodrich: Second.

All members voted in favor. The motion passed unanimously.

Chairman Liddy: The motion was approved to move 105 Melba Street to the end of the New Business portion of the meeting.

5. **323 WHEELERS FARMS ROAD - ARGUS SUBDIVISION (ZONE RA)**
Request of Patricia Kelly for a five-year extension of the existing bond for construction on the 2-lot subdivision on Map 96, Block 914, Parcels 3B & 3C, of which Patricia Kelly is the owner.

Mr. Lofthouse: Motion to approve the extension of the bond.

Ms. Seltzer: Second.

Chairman Liddy to Mr. Sulkis: Asked for an explanation as to why they are filing an extension of the bond.

Mr. Sulkis: They did not finish what they had to finish so they need to keep the bond in place. The City Engineer has confirmed that the current \$4,150.00 bond amount is adequate for a time extension.

Mr. Jansen to Mr. Sulkis: Is this a subdivision that is in process?

Mr. Sulkis: This is a request for an extension of time in order to build on a subdivision lot. The bond is for public improvements. When the lot gets developed they will be making curb cuts, driveway aprons, etc. which would account for the low figure.

All members voted in favor of the motion. The motion was approved unanimously.

6. **1142 NAUGATUCK AVENUE SUBDIVISION** Request of Warren Field, Jr. for return of bond in accordance with the memo received from Bruce Kolwicz, dated September 20, 2007.

Ms. Cervin: Made a motion to approve the return of bond.

Ms. Seltzer: Second.

All members voted in favor. The motion carried unanimously.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

7. **278 BREWSTER ROAD SUBDIVISION** Request of Warren Field, Jr. for return of bond in accordance with the memo received from Bruce Kolwicz, dated September 20, 2007.

Mr. Goodrich: Made a motion to approve the return of bond.

Mr. Lofthouse: Second.

All members voted in favor. The motion carried unanimously.

8. **WAVERLY AVENUE SUBDIVISION** Request of Warren Field, Jr. for return of bond in accordance with the memo received from Bruce Kolwicz, dated September 20, 2007.

Ms. Cervin: Made a motion to approve the return of bond.

Ms. Seltzer: Second.

All members voted in favor of the motion. The motion carried unanimously.

Chairman Liddy: Asked if the applicant for 105 Melba Street had arrived as yet.

(No response)

Mr. Willey: There are people in the audience who want to speak on the downtown music issue. Understand there will be a public hearing on this in the next few meetings. Would it be appropriate ...

Ms. Cervin: This may not even come to the fore.

Mr. Willey: So it may not come before the Board?

Ms. Cervin: Correct. The public hearing would be announced.

Chairman Liddy: There would be an opportunity to speak at a public hearing.

Mr. Willey: It would make more sense for them to come back when the item is on the agenda.

(A member of the audience asked if it would be on the agenda in two weeks)

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

Mr. Lofthouse: It has to be a publicized meeting. It has to be a topic on the agenda for the Board to talk about it. It would be advertised and at that meeting the public can come forward to speak for or against any topic.

(A member of the audience asked how this topic could be put on the agenda)

Mr. Lofthouse: This is a board driven issue. The Board is reviewing the regulations. The Board is researching through the State and through other regulations around Connecticut before they can craft a regulation that would be ready to present to the public.

Chairman Liddy: Asked if the applicant for 105 Melba Street had arrived.

(No response)

Mr. Lofthouse: Motion to table 105 Melba Street.

Ms. Seltzer: Second.

All members voted in favor. The motion passed unanimously.

Mr. Lofthouse: Motion to remove the tabled item of 105 Melba Street.

Mr. Goodrich: Second.

All members voted in favor.

D. NEW BUSINESS - (REORDERED ON THE AGENDA)

5. **105 MELBA STREET (R-5)** Petition of Kevin Cronin for a Coastal Area Management Site Plan Review to construct a single-family residence on Map 29, Block 587, Parcel 35, of which Frieda Cronin is the owner.

Michael O'Bymachow, a land surveyor with the firm Nowakowski-O'Bymachow-Kane, Associates, Shelton, CT, representing Frieda Cronin of 105 Melba Street.

Passed out proposed site plans of the project site, which was reviewed by the board members and stamped into the record.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

Mr. O'Bymachow: Described the property and the existing house on the property. Stated the existing home would be demolished and a 24' x 50' new construction single-family residence on the property. A variance has been obtained from the ZBA for the side yard. The new house will be in the same footprint as the existing house, but just a little deeper.

Mr. Lofthouse to Staff: Asked if there was another map in the file that showed the houses on either side of the property.

Mr. Sulkis: Would appear not. .

Mr. Lofthouse: Point of clarification. A map that was distributed with the CAM should be ignored, because it does not have the buildings on either side. The map in the CAM does have it.

Ms. Cervin to Staff: Are there any concerns with this?

Mr. Sulkis: Spoke to Peter Crabtree about this. He does not have any concerns. The application process on this property has been very slow, for no particular reasons, other than their own. There is a concrete seawall, so the lot is well-defined. The house is within the house regulations and not as high as the recent new construction of single family homes that have come before the Board.

Mr. Lofthouse: Since this is for CAM approval only, and the proposed house is in line with its neighbors, make a motion to approve.

Mr. Goodrich: Second. Using the existing footprint and existing porch. Not creeping ahead to the water. It is very much appreciated.

All members voted in favor. The motion passed unanimously.

E. LIAISON REPORTS

Ms. Cervin: The Tree Commission asked for an announcement to be made: The Connecticut Urban Forest Council Conference will be either 10/27 or 10/28. Topic: Trees, the Law and Getting Things Done. Keynote speaker will be Richard Blumenthal. The conference will be held at Mountain Ridge in Wallingford. Further stated that Mary Ludwig is now President of the CT Urban Forest Commission.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

F. PLANNING COMMITTEE REPORT

Ms. Seltzer: The first meeting was held last week on 9/25. Establishment of the mission statement is in progress. Had good input from Betsey Wright and Dick Platt. Will be working on getting feedback from local historic commissions. Will be getting a letter out to them before the next meeting so their input can be obtained quickly.

Goals of the committee were discussed. Main goal is to have a well-developed historic chapter in the Plan of Conservation and Development. Mr. Platt has been asked to invite Stacy Varo, or obtain a letter from her. She is an historic architect expert. Also invite Meghan McGaffin of the MIS Department for the mapping. The POCD is a living document and will continue to be updated and worked on.

Next meeting is October 23rd. Meetings will be held the fourth Tuesday of the month, 7:30 p.m. in Conference Room B of the Parsons Complex.

Mr. Liddy: Asked if minutes of the meeting will be distributed.

Mr. Sulkis: Stated he would be taking the minutes and they would be distributed upon completion.

Mr. Jansen: One of the objectives of contacting Stacy Varo is because she is developing a list of historically significant properties. There could be as many as 1000 in the City of Milford. She needs to provide information as to what is the definition. What constitutes something of historic value. What is the criteria for classifying a property of historic significance. The Committee needs know the properties and if something special has to be done about them. If there is a cluster of City buildings it can be made into an historic district. If there are isolated buildings in a neighborhood that are historically significant in one manner or another, it is important to know how those properties should be protected.

Mr. Liddy: Are commercial buildings being considered as well?

Ms. Seltzer: Yes.

Mr. Lofthouse: At first thought 1000 properties was tremendous, but in perspective to the number of residences in the City (22,000), 1000 is not so daunting for a city as old as Milford, approximately 5%.

Ms. Seltzer: Mr. Platt had said it was important to define the criteria. Thanked Mr. Platt for being the expert on the committee.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

G. APPROVAL OF MINUTES – (9/18/07)

Mr. Lofthouse: Motion to approve.

Mr. Goodrich: Second.

All members voted in favor. Minutes were approved as recorded.

H. CHAIRMAN'S REPORT

Mr. Ludtke is en route from Europe to the US this evening.

I. STAFF REPORT

Mr. Sulkis: Linda Stock is home and is improving.

Mr. Lofthouse: Said at the last meeting they discussed screening dumpsters. Saw a giant and a smaller dumpster located behind Bed Bath and Beyond/Old Navy in sight of the road.

Mr. Sulkis: Stated that they were construction dumpsters and should be temporary. If it appears to be permanent, will investigate it.

Ms. Cervin: Questioned a recent article in the New Haven Register regarding drafting signage from the Milford Progress. Thought there were regulations in place and found the article inaccurate.

Mr. Sulkis: Agreed that the article was inaccurate. Milford Progress has commissioned a study to look at downtown signage. Study will be conducted by Wilbur Smith Associates. What will be coming before the Board will be their recommendations. One of the recommendations will be integrating Appendix B into the MCDD section, so one would not have to look in two different places. There will be others as well.

Ms. Cervin: Asked if anything had been done about the flashing sign at the Car Wash on Cherry Street.

Mr. Sulkis: Peter Crabtree investigated this after the last meeting. Will look into it and issue a letter to them.

Mr. Goodrich: Can a map be devised that shows the four core districts in the downtown? Do not know of a map that shows these.

**MINUTES FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
HELD TUESDAY, OCTOBER 2, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

Mr. Sulkis: There is such a map in the POCD.

Mr. Goodrich: Should the map be in the regulations as well?

Mr. Sulkis: If there will be a major change proposed to the downtown districts and regulations, the Board can suggest other changes be made as well.

Ms. Seltzer: Motion to adjourn.

Mr. Jansen: Second.

All members voted in favor.

The meeting adjourned at 8:10 p.m.

Phyllis Leggett, Board Clerk