

**PLANNING AND ZONING BOARD AMENDED AGENDA FOR THREE (3) PUBLIC HEARINGS TO BE HELD
TUESDAY, 3 OCTOBER 2017, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:30 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: Scott Marlow (Ch), Jim Quish (V-Ch), Nancy Austin, John Grant, Brian Kaligian, Carl S. Moore, Tom Nichol, Tom Panzella, Rick Varrone

Not Present: Michael Dolan

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

C. PUBLIC HEARINGS

Close by 7 DECEMBER 2017

1. **4-8 West Clark Street (CDD-1)** Petition of Ray Macaluso for a Special Permit and Site Plan Review for a car dealership expansion on Map 53, Block 331, Parcel 12 of which L&L II, LLC is the owner.

Ms. Austin recused herself because Napoli Kia is her business client.

Mr. Macaluso, Westcott and Mapes, 142 Temple Street, New Haven, described the project: to construct a car inventory area on a lot of approximately 8 acres for a car dealership. He described abutters. He said no structures would be on the lot. He said 83 parking spots would be created for storage, and would not be used for vehicle display or other purposes. He said drainage capacity would be increased so no new runoff would flow onto adjoining property, and that a berm and a buffer would be added per the City Engineer. He said arbor vitae and a vinyl fence would be constructed and that lighting would not affect nearby areas. **Mr. Sulkis** referred to his administrative report.

Mr. Nichol confirmed that the business would access the parking lot Monday- Saturday, 9-5; that all unloading off would use Bridgeport Avenue, and that there would be no employee parking on the lot.

Chairman Marlow opened the hearing to the public with instructions.

Favor: **Jeff Barton**, 59 Rolling Ridge Road, Orange, partner at 232 Boston Post Road, expressed support.

Lawrence Grillo, Grill Services, 1138 Oronoque Road, expressed support.

Opposed: None.

Chairman Marlow closed the hearing.

Motion: **Mr. Panzella** motioned to approve the expansion incorporating recommendations from the City Engineer.

Second: **Mr. Nichol** seconded.

Discussion: None.

Vote: Motion carried unanimously.

2. **21 Tremont Street (R-5)** Petition of Eric Zawatski for a Special Permit, Site Plan Review, and CAM for a single family home on Map 27, Block 451, Parcel 10 of which Beth Vogler is the owner.

Richard Morris, Diversied Technology Group Project Manager, and **Mr. Zawatski**, Diversied Technology Group Civil Engineer, 2321 Whitney Ave, Hamden, described the project as being in response to damage by Superstorm Sandy. Mr. Morris said the house was structurally not a candidate for elevation and had been demolished. **Mr. Zawatski** said the new building would conform to regulations, but because it's within 25' of tidal wetlands, it required a CAM. He said the house will include flood mitigation. **Mr. Sulkis** summed up the project as demolishing and replacing the existing house, with no negative impact expected on coastal resources. He noted conditions required by the City Engineer.

Mr. Grant confirmed with **Mr. Zawatski** said that extra elevation height was required to comply with state grant requirements. **Mr. Nichols** said he visited the site and noted that a slab, concrete footings, and a drainpipe remain after the demolition. **Mr. Zawatski** said all of this would be removed prior to construction.

Chairman Marlow opened the hearing to the public with instructions.

Favor: **Jay Adler**, 19 Tremont Street, asked how high the finished building would be, but was advised that the "in favor/opposed to" format of this portion of the meeting did not support questioning. No one else spoke in favor.

Opposed: None.

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Rebuttals: Mr. Zawatski answered Mr. Adler's question, saying the building height was 33.17'. Mr. Sulkis confirmed that this height fits within normal zoning regulations.

Chairman Marlow closed the hearing.

Motion: Mr. Varrone motioned to approve incorporating recommendations from the City Engineer.

Second: Mr. Nichols seconded.

Discussion: None.

Vote: Motion carried unanimously.

Chairman Marlow recused himself from the next item.

3. 553 West Avenue (ZONE DO-25)

Closed 19 SEPTEMBER 2017

Petition of Grillo Services, LLC, for a Special Permit and Site Plan Review for Residential Development per CGS sec. 8-30g on Map 42, Block 335, Parcel 1, of which Kingdom Life Church, LLC, is the owner.

Board Discussion: With public comment having been closed at the 19 September meeting, **Vice Chairman Quish** asked confirmed that **Mr. Sulkis** was available to the board for questions. **Mr. Nichol** asked Mr. Sulkis if the DO-25 zone allows housing; **Mr. Sulkis** replied that the zone doesn't allow residential construction.

Motion: Mr. Grant motioned to approve with condition of 40% affordable housing rather than 30% and on installation of traffic signals as recommended by the CT DOT and the City Traffic Commission, as well as incorporating any other city recommendations.

Second: Mr. Nichol seconded.

Discussion: Mr. Varrone said he opposed the project in the area for which it was proposed.

Mr. Sulkis asked if he could add to the motion a condition that the supporting hydrologic and hydraulic analyses for equal conveyance and compensatory storage as required by zoning regulations 5.8.17 and 5.8.16 demonstrate that the encroachments shall not result in any (0.00 feet) increase in flood levels AND the compensatory volume of water that is displaced by construction activity in the flood hazard area be comparable and incrementally equal when the base flood elevation is established at the 500 year flood elevation as is a requirement by the State of DEEP and Connecticut Department of Housing. **Mr. Grant** revised his motion with a second by **Mr. Nichols** to incorporate the amendment as stated by Mr. Sulkis.

Vote: The motion carried.

VOTED WITH THE MOTION: N. Austin, J. Grant, C.S. Moore, T. Nichol, J. Quish

VOTED AGAINST THE MOTION: T. Panzella, R. Varrone

D. LIAISON REPORTS: None

E. REGULATION SUBCOMMITTEE: None

F. APPROVAL OF MINUTES 19 September 2017 were approved as amended by a correction to include Mr. Grant's motion for 553 West Avenue at that meeting.

G. STAFF REPORT: Mr. Sulkis encouraged board members to attend the University of Connecticut Center for Land Use Education and Research (CLEAR) Land Use Academy's Advanced Training session on November 4, 2017, 9:00 AM-3:30 PM at the Middlesex County Extension Office in Haddam, CT. **Ms. Greene** noted that the cost is \$45, which would be reimbursed by the City.

H. CHAIR REPORT: None

I. NEW BUSINESS: None

J. ADJOURNMENT was at 8:05

Attest:

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

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