

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 19 OCTOBER 2021, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:03p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: B. Kaligian, C.S. Moore, J. Mortimer, J. Quish, R. Satti, M. Zahariades

Not Present: N. Austin, J. Castignoli, J. Kader, P. Kearney

Staff: David Sulkis, City Planner; Meg Greene, Rec. Sec'y

C. NEW BUSINESS

57 Shell Avenue (Zone R-7.5) Petition of Codespoti & Associates, P.C. for a Coastal Area Site Plan Review to construct a single-family residence at Map 27, Block 444, Parcel 9 of which Randi J. Silverman is the owner. **POSTPONED**

D. PUBLIC HEARING

2) 201 Kings Highway (Zone R-7.5) Petition of Michael Iacono, Signature Pools, Inc., for a Special Permit for an in-ground pool within 25 feet of Mean High Water at Map 59, Block 795, Parcel 12 of which Heidi and Jay Dworkin are the owners. **CLOSE BY DECEMBER 23, 2021; VOTE BY JANUARY 27, 2022**

Michael Iacono, 33 Honeysuckle Dr., Norwalk, addressed the board. He shared a site plan showing the position of the 15'x 65' pool his clients wished to install. He said the Inland Wetlands Agency had approved the application and the pool was zoning compliant, but before the board due to the site's proximity to the Mean High Water Line.

BOARD DISCUSSION

Mr. Satti asked if the lot sloped toward the water; **Mr. Iacono** said the topographical lines displayed a 2' slope over about 30' of distance, making it close to a level lot. He said the pool would be at an approximate elevation of 15'. **Mr. Mortimer** asked about the possibility of chemicals leaching into the Sound. **Mr. Iacono** said the pool is a closed loop system with no possible backflow into the Sound or drinking water system. He further stated that the chemical balance of a pool is safe for humans and most animals, so if water was introduced due to a storm, there would be no ill effect. He said there is nothing exceptional about the project beside proximity to Sound. He further confirmed that the pool is chlorine-based and not a salt-water pool.

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

DISCUSSION

Mr. Satti moved **to approve as presented** the petition of Michael Iacono, Signature Pools, Inc., for a Special Permit for an in-ground pool within 25 feet of Mean High Water at Map 59, Block 795, Parcel 12 of which Heidi and Jay Dworkin are the owners.

Second: Mr. Moore seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. LIAISON REPORTS—Mr. Satti said he attended the most recent meeting of SCRCOG (South Central Regional Council of Governments). He reported a lot of activity dealing with the legalization of marijuana as it is now being reviewed by PZ boards, particularly regarding distribution areas. **Mr. Sulkis** will update the board on this topic soon.

E. SUBCOMMITTEE REPORTS—Chairman Quish updated the group on the search for a POCD consultant, saying interviews narrowed the field last week. He said a Regulations Subcommittee meeting would soon be scheduled.

F. APPROVAL OF MINUTES—10/5/2021 minutes were approved unanimously.

G. CHAIR'S REPORT - None

J. STAFF REPORT — Mr. Sulkis said **Mr. Griffith** would provide a flood mitigation update at the next meeting.

K. ADJOURNMENT was at 7:17. Just prior to adjourning the meeting, **Mr. Satti** reminded the group that the next meeting is on a Wednesday due to election day. **Mr. Moore** asked about in-person meetings resuming. **Ms. Greene** noted that the ZBA recently reverted to remote meetings. **Chairman Quish** said he would research other board experiences.

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.