

## PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY, 24 OCTOBER 2023, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:00p.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, R. Satti

**Not Present:** N. Austin, M. Zahariades

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

**Chairman Quish** opened the meeting. He thanked staff and members of the POCD subcommittee for their efforts over the past three years.

### C. Public Hearing to provide the opportunity for the public to comment on the draft 2032 Plan of Conservation and Development (POCD)

**Mr. Sulkis** reviewed the timeline for revision of the 2032 document, which per state statute must be updated by Connecticut municipalities every 10 years.

**Chairman Quish** invited the public to comment.

**Michele Kramer**, 104 West River Street, noted her own participation in POCD subcommittee meetings discussing historic preservation. She stated that Milford is the second oldest city in the state after Wethersfield, which makes historic preservation and awareness important. She said she wished to see design standard definitions included, perhaps via a weblink. She said she wanted more discussion of the 2 existing historic districts and the ordinance passed to create the commission. She identified a misleading statement regarding the "state register of historic places." She called the overlapping of Milford Center Design District (MCDD) and River Park Historic District troublesome and urged the reworking of the zoning regulations with site like First Church and Laurelton Hall excluded.

**Holly Swirsky**, 36 Shell Avenue, said that the document's opening statement promoting the city's quality of life conflicted with an application before the Planning and Zoning Board for 25 Shell Avenue. **Chairman Quish** said the appropriate time to comment on that matter was at the public hearing in November.

**Caroline Alling**, 29 Rivercliff Drive, raised concerns about types of Open Space funding not reviewed in the POCD. She said it should inform property owners abutting the Beaverbrook Trail to maintain their property to avoid fire hazards. She said Edgemont Park not suitable for community garden due to the presence of brackish water.

**Roger Pocock**, 60 Shell Avenue, said the unique character of Milford neighborhoods should be preserved with a goal of improved traffic control and the use of security cameras.

**Richard Platt**, 132 Platt Lane, said affordable housing should be supported in areas with public transport and that he finds the zoning regs confusing. He also urged that the MCDD zone be revisited, noting that the home of the first minister and a historic Puritan graveyard are located at 67 Prospect Street. He wondered about the status of the proposed project, suggesting the structure at the address was being demolished by neglect. He also asked for protection for First Church and the Plimouth Building.

**Catherine Otay**, 77 Shell Avenue, said she read the POCD and appreciates the work it represents. She said Fort Trumbull Beach was not identified in the document or included on the maps but thought it should be. She said the area will be affected by future construction, drainage and sewage development. She noted that the city's Flood Erosion Control Board was mentioned, and that she was unaware of it previously. She said the community should be provided with outreach and education on flood hazard reductions. She said that not getting communication on coastal issues made her feel left out.

**Chairman Quish** said he wants to encourage community input and will follow up on the comments made.

**Debbie Fuchs**, 17 Shell Avenue said the Milford shoreline is a big draw. She said she co-owns Archie Moore's (near Milford Harbor), and is concerned that to continue to attract boaters the charm and quaintness of the harbor must be protected. She compared the risks of development to over-commercialization she has seen in Florida. She said downtown businesses such as hers benefit from marine traffic.

**Sarah Bromley**, 27 Norway, said she understands that the POCD is vision documents. She said she wants to come up with a vision

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that includes more housing options to fit a variety of budgets. She said Milford has not added public housing since the 1970s. She said she wanted to see a strategy to prevent people getting priced out of living in Milford. She said she would rather see more housing units than more car dealerships. She praised what she called “gentle density” such as Accessory Dwelling Units.

**Vin Bagdasarian**, 27 Thompson, said he doesn’t like the expansion of density because he feels it will strain the city’s infrastructure. He said the focus should be on commercial development, not residential overdevelopment that diminishes his property value.

**Steve Johnson**, Deputy Director of Public Works and former Open Space Agent, commended the work done on the POCD, saying he had submitted what he hoped would be constructive comments. He said he welcomed any requests for clarification and context.

**Chairman Quish** asked for board member comment; **Mr. Castignoli** confirmed with the chair that all POCD hearings were open to the public to observe. **Chairman Quish** then closed the public hearing. He advised attendees that many experts and others have contributed to the document from different perspectives. He said he would review all comments and agency suggestions, aiming to include smaller changes. He asked for a motion to approve.

**Mr. Satti** commented that he didn’t serve on the subcommittee but commended its efforts as well as the regular participation of the public.

**Mr. Satti** moved to approve as presented, in accordance with CGS 8-23, the adoption of the Milford Plan of Conservation and Development 2032, dated 10/23/23. The effective date is November 3, 2023.

Second: **Mr. Castignoli** seconded.

Discussion: None.

Vote: Motion carried with Messrs. Castignoli, Hirsch, Kader, Kaligian, Mortimer, Quish, and Satti voting with the motion.

**D. ADJOURNMENT** was at 7:47.

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.**

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