

MINUTES FOR THE MEETING OF THE  
PLANNING & ZONING BOARD HELD  
TUESDAY, NOVEMBER 15, 2011; 7:30 P.M. AT THE  
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD

The Chair called to order the November 15, 2011 meeting of the Planning and Zoning Board at 7:30 p.m.

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL:**

- C. MEMBERS PRESENT:** Edward Mead, Mark Bender, Kevin Liddy, Janet Golden, KathyLynn Patterson, George Gasper, Susan Shaw, Chair; Victor Ferrante 7:35 pm); Robert Dickman (7:39 p.m.)

**NOT PRESENT:** Gregory Vetter, Vice-Chair

**STAFF:** David Sulkis, City Planner; Emmeline Harrigan, Assistant City Planner; Phyllis Leggett, Board Clerk.

**D. 1. CGS 8-24 REQUEST TO LEASE CITY OWNED LAND - BRIDGEPORT AVENUE**

Request by Mayor James L. Richetelli, Jr., under Connecticut General Statutes 8-24, for the Planning and Zoning Board's approval to lease a parcel of City owned property abutting the northeast corner of 580 Bridgeport Avenue.

Requested postponement to a later date.

**E. NEW BUSINESS**

2. **71 SHELL AVENUE (ZONE R-5)** – Petition of Peter W. Crabtree for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 27, Block 444, Parcel 6, of which Randy Frank is the owner.

**Peter Crabtree, Stanley Street, New Haven.** The house was built in 1929. Two story single family home. Plan to take the second floor off and add a third story. The house will be conforming. This is a substantial improvement. With regard to the CAM report, the house complies with the flood hazard zone. Not changing any grades. The beach will not be affected when the house is disassembled and rebuilt.

**Mrs. Harrigan:** No additional comments. The first elevation of this floor is compliant with the flood hazard regulations and the foundations are fully vented.

**Mr. Crabtree:** The house did not get flooded during Tropical Storm Irene.

**Mrs. Patterson:** How far off is the public access?

**Mr. Crabtree:** There is a sign for public access about 200 feet away.

**Mr. Liddy:** Asked if there were any variances on the property?

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**Mr. Crabtree:** Yes, for setbacks to allow for clearance for the gutters. It is noted in the CAM report.

There were no further questions from the Board.

**Mrs. Patterson:** Motion to approve the petition of Peter W. Crabtree for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 27, Block 444, Parcel 6, of which Randy Frank is the owner

**Mrs. Golden:** Second.

All members voted in favor. The motion passed unanimously.

3. **757 EAST BROADWAY (ZONE R-5)** – Petition of Thomas B. Lynch, Esq. for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 26, Block 474, Parcel 25, of which Robert E. Hoxie is the owner.

**Thomas Lynch, Esq., 63 Cherry Street, Milford.** Also present is the architect, Jim McElroy and builder, with the property owners. In April they went to the ZBA seeking variances for construction of a new single family residence on the site. The existing house was constructed in 1915 and consists of approximately 1700 SF. The owners want to demolish the house and rebuild. They did not have damage from the storm Irene. The house is located in the AE flood zone and has been designed to meet the 10 foot elevation in that zone. The existing house encroached over the street line of East Broadway, so the variances that were sought show the house to be 3.8 feet off the street line. Variances for setbacks was granted.

Attorney Lynch, showed the site via a display. The lot and building coverage will basically stay the same. The new house will be three levels with approximately 23-24,000 SF of living space on the second and third floor. The lower level will have the garage and storage areas. The living area was described. The architectural style of the house was described. All the City departments reviewed the plans. John Gaucher from DEEP had no negative comments on the project.

**Mrs. Harrigan:** Had nothing additional to add.

**Mr. Bender:** Asked Mrs. Harrigan if photos were being taken of these properties to make sure the beach areas were not disturbed.

**Mrs. Harrigan:** Stated she believed this pertained to areas where there was beach grass on the site that could affect erosion. There is no beach grass on this site.

**Mr. Mead:** Stated there was public access between the two buildings. There is a vinyl fence there now. Asked if the vinyl fence would be rebuilt there.

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**Mr. Hoxie:** The fence was there before they owned the property. The intention is to leave it there as the accessway to the beach.

**Mrs. Harrigan:** The only revision that the staff would make is when the zoning permit is issued, at that time the entire site has to be brought into compliance, so any portion of the fence that is beyond the rear elevation of the house would have to be removed. But they could have a fence in their "side yard", just not in the rear yard.

**Mme. Chair:** Who would maintain the fence?

**Mrs. Harrigan:** It is actually shown on the plans as off property.

**Mr. Hoxie:** It has to be rebuilt on the property line as public access.

**Mrs. Harrigan:** It can certainly be relocated.

**Mr. Bender:** Asked if that could be done under the CAM.

**Mrs. Harrigan:** Yes. It can be made a condition of approval.

**Mme. Chair:** Confirmed that the condition would state that the fence be moved over to the property line.

**Mrs. Patterson:** Asked about the water runoff on the side.

**Mr. Lynch:** The gutters and downspouts will run off into the sand.

**Mrs. Patterson:** Petition of Thomas B. Lynch, Esq. for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 26, Block 474, Parcel 25, of which Robert E. Hoxie is the owner.

**Mrs. Golden:** Second.

**Mrs. Patterson:** Amended her motion to include that the fence be relocated to the property line adjacent to the State-owned accessway.

**Mrs. Golden:** Second.

**Mr. Liddy:** Asked Mrs. Harrigan if the neighbors have the right to express their views on variances that are requested.

**Mrs. Harrigan:** Yes. There is a direct mailing to the neighbors, as well as notices in the newspapers and a notice that is placed at the property site.

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

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**E. PLAN OF CONSERVATION AND DEVELOPMENT** - No updates.

**F. LIAISON REPORTS** - None

**F. APPROVAL OF MINUTES – (11/1/2011)**

**Mrs. Patterson:** Moved to approve the Minutes of the November 1, 2011 meeting.

**Mrs. Golden:** Second.

All members voted in favor of approving the Minutes.

**H. CHAIR'S REPORT**

The Chair congratulated Mrs. Golden and Messrs. Gasper and Dickman upon their election to the Board of Aldermen. Mr. Dickman congratulated the Chair upon her election to the Board of Aldermen. The Chair congratulated Messrs. Rindos and Grant, who were present, for their election to the Board. This is the best Board to serve the City ever. Thanked the staff who is the best.

**I. STAFF REPORT**

**Mr. Sulkis:** Asked if the members who are moving on to the other board would return their Members Green Book.

**Mrs. Golden:** Motion to adjourn.

**Mrs. Golden:** Second.

The meeting adjourned at 7:51 p.m. The next meeting will be a Public Hearing session on December 6, 2011.

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**Phyllis Leggett, Board Clerk**

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