

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: Joe Castignoli, Jim Kader, Brian Kaligian, Peggy Kearney, John Mortimer, Carl S. Moore, Jim Quish, Robert Satti, M. Zahariades

Not Present: Nancy Austin

Staff: Joe Griffith, DPLU Director, David Sulkis, City Planner; Meg Greene, Rec. Sec'y

C. NEW BUSINESS

1. **5 Year Capital Improvement Plan** Referral pursuant to CGS Section 8-24, to approve the 5 Year Capital Improvement Plan for 2021-2025.

Mr. Rosen, Mayor's Chief of Staff, addressed the board. He said the items are a set of hoped for projects but doesn't obligate the city or approve any particular project. He said that most are public works upgrades, building upgrades, and security enhancements.

Mr. Satti thanked Mr. Rosen for appearing and confirmed with him that all improvements are to city assets. **Mr. Rosen** said after Planning and Zoning Board approval, the 5-Year Capital Improvement Plan moves to Board of Aldermen. He said no priorities are implied by the format of the plan, but that state statute requires that the plan to come before the board.

Mr. Satti moved to approve as presented the 5 Year Capital Improvement Plan for 2021-2025 pursuant to CGS Section 8-24.

Second: Ms. Castigoli seconded.

Discussion: None.

Vote: Motion carried unanimously

- 2) **166 Bridgeport Ave-** (Zone CDD-2) – Petition of Linda Baumgarten for a Site Plan Review for a new third floor apartment on Map 18, Block 367, Parcel 2, of which 166 Bridgeport Ave, LLC is the owner.

Ms. Baumgarten addressed the board. She shared a Powerpoint presentation, saying an existing attic space was ready to be converted into a 2-bedroom apartment, but needed approval for parking adequacy. She said there are 3 businesses, 2 of which are opened in daytime, with a pizza restaurant that is only takeout. She shared a photograph of the building, highlighting where the apartment is planned. She said there are 7 parking spaces on site with a requirement of 13 now, rising to 15 with the new apartment. She showed the rear of the building. She said the Fire Marshall is requiring a full sprinkler system be installed. She said the parking adequacy regulation provides for parking on a lot within 500 feet of parking and a municipal parking lot is 300 feet from the building. She said the lot is used as a farmer's market in summer but other than that, it is not often used. She shared a video of herself walking from the building to the parking lot to demonstrate proximity. She said a utility pole restricts the building's parking as does a dumpster which they are proposing to enclose. She reviewed the site plan in detail. She said she thought the City Planner wanted landscaping or more of an apron. She argued that landscaping would reduce parking and restrict access for cars and dumpster maintenance. She said the residential parking is sufficient at the site and that the commercial uses have street parking and the overflow lot. She stressed that the upgrade is entirely interior and that the parking adequacy is the primary concern.

DISCUSSION

Mr. Sulkis provided his report, noting that his recommendation and the City Engineer's recommendation both requested a barrier for pedestrian safety to restrict parking lot access. He said the loss of the current 6th parking space there now does not add a great burden to the parking adequacy. **Ms. Kearney** asked for clarification about city parking and the farmer's market and was informed that it lasts 4 hours once a week during summer months. She also confirmed that no payment is required to use the city lot. **Mr. Satti** and Mr. Sulkis discussed zoning compliance of the application. Mr. Satti asked about documents available online, particularly the dumpster enclosure lacking elevations. **Ms. Baumgarten** directed him to the drawing showing the dumpster enclosure. **Mr. Satti** asked about uses in other adjacent buildings and confirmed that none are 24 hour uses. **Chairman Quish** and **Ms. Baumgarten** discussed loss of a parking space; she said she thought it would create difficulty driving in and out of the lot. Chairman Quish disputed the idea that a smaller curb-cut and barrier would create a safer pedestrian area, but said he felt it unfairly burdened the cost of the project. He said he wanted to encourage business development in Devon. **Mr. Mortimer** said that eliminating a space seemed counterintuitive. **Chairman Quish** said he thought parking spaces could be assigned to residents. **Mr. Moore** asked if the city assumed liability for parking in the city lot; **Mr. Sulkis** said the lot is like street parking and at one's own risk. He cautioned that the board's authority does not overrule a requirement of the City Engineer.

Chairman Quish asked for a motion.

Mr. Castignoli moved to approve as presented the Petition of Linda Baumgarten for a Site Plan Review for a new third floor apartment on Map 18, Block 367, Parcel 2, of which 166 Bridgeport Ave, LLC is the owner.

Second: Mr. Mortimer seconded.

Discussion: None.

Vote: MOTION CARRIED.

WITH THE MOTION: J. Castignoli, J. Kader, B. Kaligian, P. Kearney, C. Moore, J. Mortimer, J. Quish, M. Zahariades

AGAINST THE MOTION R. Satti

D. PUBLIC HEARINGS NOTE: ALL WERE POSTPONED DUE TO A TECHNICAL DEFECT IN NOTICING THEM.
HEAR BY JANUARY 21, 2021; CLOSE BY FEBRUARY 25, 2021; VOTE BY MAY 1, 2021

- 1) **37 Blair Street** (Zone R-5) – Petition of William Piacitelli for a Special Permit and Coastal Area Site Plan Review to construct a single-family dwelling on Map 27, Block 452, Parcel 10, of which William Piacitelli is the owner.
- 2) **535-543 Plains Road** (Zone R-18 and R-30) – Petition of Kevin Curseaden, Esq. for a change of zone on Map 62, Block 928, Parcel 8, of which Patricia J. McAndrew is the owner.
- 3) **1314 Naugatuck Ave** (Zone R-18) – Petition of Kevin Curseaden, Esq. for a proposed 6-lot subdivision on Map 51, Block 937, Parcel 1, of which White Oaks Terrace, LLC is the owner.

E. OLD BUSINESS - None

F. LIAISON REPORTS– Mr. Satti said now that meetings are occurring again, he attended the Southern Regional Council of Governments meeting, but nothing discussed that impacted Milford.

G. SUBCOMMITTEE REPORTS– **Chairman Quish** said per his instruction, subcommittee minutes were circulated to the full board.

H. APPROVAL OF MINUTES—**11/4/2020** minutes were approved unanimously.

I. CHAIR’S REPORT – None

J. STAFF REPORT – None

K. ADJOURNMENT was at 7:48.

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.