

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 15 DECEMBER 2020, 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: N. Austin, J. Castignoli, J. Kader, P. Kearney, J. Mortimer, C.S. Moore, J. Quish, R. Satti, M. Zahariades

Not Present: B. Kaligian

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

C. NEW BUSINESS

VOTE BY FEBRUARY 4, 2021

1. **286 Broadway** (Zone R-7.5) Petition of Tony LaMontagna, P.E. for a Special Permit with Coastal Area Site Plan Review on Map 9, Block 130, Parcel 14, of which Robert and Shari Koenig are the owners.

Mr. LaMontagna, Algonquin Dr, Woodbridge, addressed the board. He reviewed the site plan and noted his experience with similar projects. He said the house conformed to setbacks, that sidewalks would be added, and called the project straightforward.

Mr. Sulkis shared his overview of the single-family dwelling. He said the City Engineer's remarks as well as the Inland Wetlands Officer's remarks should be made conditions of approval. He displayed their comments via screensharing.

DISCUSSION

Mr. Satti moved to approve with the following modifications the Petition of Tony LaMontagna, P.E., for a Special Permit with Coastal Area Site Plan Review on Map 9, Block 130, Parcel 14, of which Robert and Shari Koenig are the owners.

Proposed Conditions:

- 1) The applicant shall satisfy the conditions of the Greg Pidluski, City Engineer as listed in his letter dated 12/2/20
- 2) The applicant shall satisfy the issues raised in the letter from Maryrose Palumbo, Wetlands officer, dated 12/9/20.

Second: Ms. Kearney seconded.

Discussion: None.

Vote: Motion carried unanimously

D. PUBLIC HEARINGS:

HEAR BY FEBRUARY 4, 2021; CLOSE BY MARCH 11, 2021; VOTE BY MAY 15, 2021

- 1) **161 West Rutland Road** (Zone R-30) Petition of Thomas Lynch for a 14-lot Re-subdivision on Map 63, Block 928, Parcel 11 of which Theresa A. Piccioli is the owner.

Attorney Lynch, 63 Cherry Street, addressed the board. He said engineer Fred D'Amico was having trouble joining the meeting. **Chairman Quish** encouraged Attorney Lynch to present his portion of the presentation in hopes that Mr. D'Amico could eventually join. **Attorney Lynch** said the application was being characterized as a re-subdivision which requires a public hearing. He said the property is on 13.5 acres in the R-30 zone. He said his client, Len D'Addario is the contract purchaser. He said the plan envisions 14 conforming lots plus conservation easements. He said a new street called Willem Court would be created off West Rutland Road. He reviewed landscaping elements including preserved trees that exceed the required subdivision metric. He displayed the position of the conservation easements for Beaver Brook as well as an easement for the sewer connection that is based on a contract purchase at 25 Jennifer Lane. He described the conservation easement as traversing several lots; they form a buffer around a portion of Beaver Brook. He said the Inland Wetlands Agency (IWA) attached a condition to their approval that would prevent disturbance of the brook area and included creation of monuments and markers to memorialize the location of the conservation easement. He said a conservation maintenance agreement would be incorporated into the deeds and that his client supported making restrictions a condition of approval. He said the City Engineer also asked for and received revisions and those could also be made a condition of approval. He noted approvals from the Fire and Police Departments. He said prospective buyers are already making inquiries about the prospective 2400+ sf colonial-style homes that will likely be priced at \$750-800k. He said he would answer any questions except technical questions that should be answered by an engineer. **Chairman Quish** confirmed that the easement would be owned by the City and open to the public. He polled the board for readiness to hold the public hearing or wait for the engineer's presentation.

The board supported opening the public hearing. **Mr. Satti** asked how much tree coverage would be lost as a percentage of the lot; he was assured that trees near the brook would be left standing. He asked how the easement would affect the property abutments. **Attorney Lynch** said the easement would allow people to walk along the brook but not do things like park cars except on a public street. He referred to a sample easement document that buyers would be required to sign, promising to leave the site undisturbed and undeveloped. **Mr. Mortimer** was assured that signage from IWA would be permanently placed on the site. He was

assured that homeowners could erect fencing outside the easement and that the easement would be fenced off. **Chairman Quish** asked the board for issues with opening the public hearing; hearing none, he proceeded.

Mr. Sulkis scanned the callers and determined that no one wished to speak. He read his administrative summary which was consistent with the presentation. He said approval should be conditioned upon requirements set out by the City Engineer, the Inland Wetlands Agency, and the Conservation Commission. Mr. Sulkis explained why he deemed the project to be a re-subdivision.

Chairman Quish closed the hearing and asked for a motion.

Mr. Satti moved to approve with the following modifications the Petition of Thomas Lynch for a 14-lot re-subdivision on Map 63, Block 928, parcel 11 of which Therese Piccioli is the owner.

Proposed Conditions:

- 1) The applicant shall satisfy the conditions of the City Engineer in accordance with 2.2.4 of the Subdivision Regulations.
- 2) The appropriate deed restrictions, based on recommendations from the Inland Wetland Agency and Conservation Commission, will be followed.

Second: Ms. Kearney seconded.

Discussion: None.

Vote: Motion carried unanimously.

E. OLD BUSINESS – None

F. NEW BUSINESS – None

G. LIAISON REPORTS–

H. SUBCOMMITTEE REPORTS–

Chairman Quish said both the POCD and the Regulation Subcommittees would meet on 12.16.2020. He encouraged board members to consider serving on the subcommittees. **Mr. Satti** also pointed out later in the meeting that regulations subcommittee participation is presently at quorum level, so more subcommittee members would be helpful.

I. APPROVAL OF MINUTES—12/01/2020 minutes were approved unanimously.

J. CHAIR’S REPORT -None.

K. STAFF REPORT – Joe Griffith, DPLU Director, shared a statement for the for the City of Milford’s Hazard Mitigation Program as follows:

The intent of this brief presentation is to report on the status of our Hazard Mitigation plan. The purpose of the plan is to outline steps and strategies that Milford can take to mitigate against the loss of life and damage to property during natural disasters. We are almost to the start of hurricane season and while our region typically experiences the bulk of our storms in the fall it is important to be aware that they can happen at any time.

Public outreach is one of the priorities in the plan and the Hazard Mitigation Committee asked me to make a presentation to the Planning and Zoning meeting as this board and its audience is focused on personal property and development within the city. I would like to take the opportunity to point out a few resources available to residents for learning more about hazard mitigation. The plan itself can be found on the city website by typing Hazard Mitigation into the search box on the home page or on the page for Emergency Management Services. On the Emergency Management Services page are a number of links to other important sources of information on preparing for and recovering from a disaster.

Residents are encouraged to sign up for Milford Alerts, the city’s emergency notification system. Residents can sign up online, by phone, fax or mail. On the city website there is a sign-up page that can be found under “Important Links” or on the Emergency Services page.

This month we observed National Hurricane Preparedness Week from May 5th – 11th. NOAA’s National Weather Service (NWS) and its partners encourage individuals, families, businesses, and communities to know their risk, take action, and be an example when it comes to dangerous weather. People are encouraged to make an emergency preparedness plan of their own. More information can be found on the Emergency Services page of the city website.

Should a storm or flood impact the city it is important to remember the National Weather Service slogan “Turn Around Don’t Drown.” Walking or driving through flood water is dangerous and should be avoided.

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Regarding floods, more than 25% of all the property owners in the city have land in a flood zone, which covers a third of the city. The planning and zoning department has a number of resources for residents who would like to inquire about the city's flood zones and purchasing flood insurance; they can be reached at 203-783-3245.

In closing, the Hazard Mitigation Plan was updated through the South Central Regional Council of Governments last year and accepted by the Board of Alderman on 8/7/18. Rather than plan alone, we are now participating in a multi-jurisdictional plan with 13 other towns. Representatives from the Hazard Mitigation Committee participated in the planning and review process for the Regional plan and will continue to meet yearly to review implementation of the plan. The 2018 Hazard Mitigation Plan update can be found on the City of Milford website and the SCRCOG website under Regional Hazard Mitigation Plan.

Thank you for the opportunity to share this information.

Mr. Satti asked if winter storms are part of same program; **Mr. Griffith** replied that they are considered hazard mitigation needs but considering the importance of the City's participation in FEMA's Community Rating System, educating the Milford community tends to be more focused on flood mitigation.

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.