

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 12 November 2019

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday, 12 November 2019, beginning at 7:00 p.m. in CITY HALL AUDITORIUM, 110 RIVER STREET, Milford, CT, to hear all parties concerning the following applications, some of which require Coastal Area Site Plan Reviews or exemptions.

A. PLEDGE OF ALLEGIANCE / ROLL CALL

MEMBERS PRESENT: William Soda, Christine Valiquette, Chris Wolfe, Joseph Tuozzola (Ch)

ALTERNATES PRESENT: Michael Casey, Gary Dubois, Etan Hirsch

MEMBERS/ALTERNATES ABSENT: Sarah Ferrante

STAFF PRESENT: Stephen Harris, Zoning Enforcement Officer; Meg Greene, Clerk

Mr. Tuozzola asked for board member conflicts of interest with any agenda items; none were raised. **Mr. Tuozzola** asked **Ms. Valiquette** to act as Secretary for **Ms. Ferrante** and asked **Mr. Casey** to provide the substitute vote.

B. CONSIDERATION OF AGENDA ITEMS

1. **352 Wheelers Farm Road**, MBP 96/915/10, R-A, Thomas Lynch, Esq., for Cornerstone Christian Center, Inc., owner; Vary Sec. 3.1.4.2 lot coverage from 25% permitted to 58% provided to allow parking area for church rectory in R-A zone.

Attorney Lynch addressed the board. He stated that the request was to vary lot coverage to construct a parking area around the church's recently purchased property such that it can be used as a rectory/office and can provide overflow parking during services. He said the church had grown during its 40 years in Milford, creating a parking problem. He described the church's previous parking plan, which depended on a shuttle service to a lot at a nearby corporate campus. He said the church lost this arrangement due to the sale of the corporate campus, so a single family residence directly across from the church was purchased. He said the hardship arose from the fact that churches are permitted in residential zones by Special Permit, but residential zone lot coverage is restricted to support residential parking use only, which is not sufficient for a house of worship. He noted that the application would also go before the Inland Wetlands Commission and the Planning and Zoning Board. He said the church is a positive community presence.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, he closed the hearing.

Mr. Soda motioned to **approve**. **Mr. Wolfe** seconded. **Mr. Soda** supported the motion based on the hardship of the church's need for parking in a residential zone; in accordance with submitted materials. The motion carried with **Ms. Valiquette** and **Messrs. Casey, Soda, Wolfe** and **Tuozzola** voting **with the motion**.

2. **63 Lincoln Avenue**, MBP 15/242/13B, R-12.5, Thomas Lynch, Esq., for Richard and Carol Cammarano, owners; Vary Sec. 6.4.2 to allow use of a non-conforming lot for construction of a single family residence.

Attorney Lynch asked that the item be postponed to the December meeting, which the board approved by voice vote.

C. NEW BUSINESS- Acceptance of 2020 Meeting Calendar: Approved unanimously.

D. OLD BUSINESS-None

E. STAFF UPDATE-None

F. ACCEPTANCE OF MINUTES 8 October 2019: Approved unanimously.

G. ACCEPTANCE OF APPLICATIONS for 10 December 2019 hearing.

Adjournment was at 7:12 PM.

Any other business not on the agenda to be considered upon two-third's vote of those 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, PRIOR TO THE MEETING IF POSSIBLE.**

Attest:

M.E. Greene
Clerk, ZBA