

**PLANNING AND ZONING BOARD AMENDED AGENDA FOR TWO (2) PUBLIC HEARINGS TO BE HELD  
TUESDAY, 16 JANUARY 2018, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:32 p.m.

**A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**B. ROLL CALL**

**Members Present:** Nancy Austin, Denise Doucette-Ginise, John Grant, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl Moore, Tom Panzella, Jim Quish, Robert Satti

**Not Present:**

**Staff:** David Sulkis, City Planner; Meg Greene, Acting Board Clerk

**C. NEW BUSINESS**

**1. Chair and Vice Chair election**

**Mr. Sulkis** called the meeting to order and announced the election of officers. **Mr. Satti** nominated **Mr. Quish** for chairperson, **Mr. Grant** seconded, and the vote was unanimous. **Mr. Quish** was seated as chair and thanked **Scott Marlow**, the previous chair for his service. **Ms. Austin** then nominated **Mr. Moore** for Vice Chair, **Mr. Panzella** seconded, and that vote also was unanimous.

**2. PZ recommendation of Ed Mead as an Inland Wetlands Commissioner**

**Mr. Sulkis** explained the procedure for recommending a Planning and Zoning representative for the Inland Wetlands Commission. **Mr. Grant** motioned to recommend Mr. Mead, **Mr. Marlow** seconded; the motion passed unanimously.

**3. Presentation by Peter Smith, Chairman, Downtown River–High Street Development Committee**

**Mr. Smith** invited the board to attend a presentation of consultant recommendations on Thursday, 18 January 2018, at 6:30 in the City Auditorium. The presentation is summarized as follows: *The Downtown River - High Street Development Committee along with consultants, BL Companies, extend invitations to all interested parties as they present the final Transit-Oriented Development Market Analysis and Conceptual Site plan. The organizations have solicited input from residents, business owners, neighbors, city officials and committee members on the creation of a conceptual development plan for the areas around and adjacent to the Milford Train Station over the past several months. The presentation will take place at Milford City Hall, which is located at 110 River Street, on Thursday, January 18th, beginning promptly at 6:30 P.M. and ending at approximately 8:15 P.M.*

**D. PUBLIC HEARINGS**

**CLOSE BY 8 MARCH 2018**

1. **Temporary Healthcare structures-Public Act No. 17-155** City of Milford opting out of temporary health care structures pursuant to Public Act No. 17-155, Section 1.3(J) "An Act Concerning Temporary Health Care Structures."

**Mr. Sulkis** summarized the topic, saying that the legislature passed the act to allow temporary healthcare structures to be constructed as long as structures conforms to setbacks. He said the structure would be separate from a primary home, but be connected to sewers and utilities. He said the act provides communities with an Opt-Out provision. He noted a 15-day turnaround requirement to issue a building permit when such a project is presented. **Mr. Satti** asked if there would be an additional assessment for taxation; **Mr. Sulkis** was unsure, but said most accessory structures are taxed. **Ms. Doucette-Ginise** confirmed that physician documentation would be required to apply for such a structure.

**Lauren Larkin**, 85 Viscount Drive, spoke about the economic hardship of putting elderly loved ones into nursing homes and the negative effects of such institutions on some elderly patients. She said she supported providing this new option for families.

**Board Discussion:** **Chairman Quish** asked Mr. Sulkis if the hearing could be held open to allow for more thought and comment. **Mr. Sulkis** said it was possible; **Chairman Quish** stated that the hearing would be held open.

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2. **265 Bridgeport Avenue (CDD-2)** Petition of Thomas Lynch, Esq., for a Special Exception and Site Plan Review to convert 2-family to 3-family dwelling on Map 19, Block 200, Parcel 9 of which Devon Properties 265, LLC, is the owner.

**Attorney Lynch; Lynch, Trembicki and Boyton**, 63 Cherry St, addressed the board. He described the application as turning on a technicality in the zoning regulations. He said the home was located in the mixed use area in Devon that includes commercial development. He said the structure was once a 3-family home but that in 1985, his client converted a portion of the property to an office. He reviewed the structure's history using different configurations. He said Special Exceptions are neither permitted uses nor prohibited uses under the regulations. He reviewed the site plans and floor plans, the lighting for the rear additions, and the elevation drawings. He said one parking space would be removed, but the plan still met the parking space requirement for the additional living unit. He described the plan as modest and consistent with housing in the area.

**Mr. Satti** confirmed that the basement was currently being used for living space and asked for detail on egress for the new addition. **Mr. Grant** discussed the basement-level bedroom's stairway to a hatchway door and questioned a lack of egress on the first floor. **Mr. O'Connell** reviewed the drawings with **Mr. Grant** and agreed that there was an error on the drawing. **Mr. Grant** said he disagreed with the approach of using a Special Exception. **Attorney Lynch** said this approach was viable given a desire to keep the density low. There was discussion of including an affordable unit.

**Mr. Sulkis** referenced his report. He noted a need to revise the drawings. He said the revision could be made a condition of approval.

**Chairman Quish** opened the hearing to the public with instructions.

**Favor:** None.

**Opposed:** None.

**Rebuttals:** NA

**Chairman Quish** closed the hearing.

**Motion:** **Mr. Grant** motioned to deny.

**Second:** **Ms. Doucette-Ginise** seconded.

**Discussion:** None.

**Voting with the motion:** B. Kaligian, J. Grant, S. Marlow, D. Doucette-Ginise,

**Voting against the motion:** N. Austin, C.S. Moore, T. Panzella, R. Satti, P. Kearney, Mr. Quish

The motion failed to pass and **Chairman Quish** requested a new motion. Mr. Sulkis suggested a motion in the affirmative. He also noted that a Special Exception requires 7 votes to pass.

**Motion:** **Vice Chairman Moore** motioned to approve with the condition that the plans be corrected to reflect the existing condition of the stairs. **Mr. Grant** asked to add an amendment for an affordable unit, which **Mr. Moore** did not accept.

**Second:** **Mr. Satti** seconded.

**Discussion:** **Mr. Panzella** suggested incorporating the City Engineer's recommendations as a condition as well. **Mr. Moore** accepted this amendment, as did **Mr. Satti**.

**Voting with the motion:** B. Kaligian, N. Austin, C.S. Moore, T. Panzella, R. Satti, P. Kearney, Mr. Quish

**Voting against the motion:** J. Grant, S. Marlow, D. Doucette-Ginise

The motion passed.

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- E. CHAIR REPORT** **Chairman Quish** welcomed members old and new. He asked about updated versions of the regulations. **Mr. Sulkis** said the electronic document was being updated now. **Chairman Quish** said he would like to onboard all members with a copy of the updated document. **Mr. Sulkis** said he would do an orientation. There was discussion of potential liason dynamics with Inland Wetlands, Police, and the Board of Aldermen. **Chairman Quish** encouraged members to join or form subcommittees.
- F. LIAISON REPORTS** None
- G. REGULATION SUBCOMMITTEE** **Mr. Grant** advised that on the first meeting of the month, prior to the regular meeting, he runs this subcommittee. He said he planned to hold a session before the next meeting at 6:30. He said it was a good way to get to know the regulations.
- H. APPROVAL OF MINUTES** 19 December 2017 were approved.
- I. STAFF REPORT** **Mr. Sulkis** also welcomed the new members and reiterated his offer of an orientation at the Planning and Zoning Office.
- J. ADJOURNMENT** was at 8:25.

Attest:

M.E. Greene, Interim Clerk, Planning and Zoning Board

*Note: Minutes are not official until approved by Board vote at a subsequent meeting.*