

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 4 FEBRUARY 2020, 7:00 PM,
CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:00 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: Nancy Austin, Brett Broesder, Joe Castignoli, Jim Kader, Brian Kaligian, Peggy Kearney, John Mortimer, Carl S. Moore, Jim Quish, Robert Satti

Not Present:

Staff: David Sulkis, City Planner; Meg Greene, Rec. Sec'y

C. OLD BUSINESS: None

NEW BUSINESS

VOTE BY APRIL 9, 2020

1. **840 Oronoque Road** (Zone HDD) Petition of Kimberly Pritchard for a Coastal Site Plan Review for addition of a cooling unit to the existing Milford compressor station on Map 73, Block 927, Parcel 1A and 1B of which Iroquois Gas Transmission System, L.P., is the owner.

Robert Perless, Project Manager, Iroquois Gas Transmission, Shelton, introduced himself as well as his colleagues **Ruth Parkins, Director of Corporate Governance**, and **Michael Kinnock, Director of Engineering**. **Mr. Perless** described the Coastal Area Management Site Plan application. He also noted that the proposal had been filed with the Federal Energy Regulatory Commission (FERC), calling it the lead agency on the project. He referred the board to aerial photographs of the existing gas compression station on a 4-acre lot. He said the proposal was to install a gas cooling station at the facility. He provided detail on the proposed structures.

Mr. Satti referred to the City Engineer's report and discussed concerns about the city sewer connection, sidewalk requirement, paving issues, and potential noise generation with **Mr. Kinnock**, who stated that all these items would be resolved, with noise issues specifically regulated by FERC. He indicated that per the City Engineer, a survey would be drawn up.

Chairman Quish discussed the origin of the natural gas and the amount of pressurized gas passing through the Milford with **Mr. Perliss**, who described pipeline safety features and how gas pressure is managed.

Mr. Castignoli discussed proximity of residential neighbors with **Mr. Perless** and **Mr. Kinnock**. **Mr. Castignoli** and **Mr. Kinnock** also discussed noise limits that are enforced by FERC.

Mr. Moore asked **Mr. Sulkis** if he had a comment; **Mr. Sulkis** noted that as a utility company, the application is exempt from zoning; therefore the request was for Coastal Area Management approval only. **Mr. Perless** said no adverse impact to the Housatonic River would occur.

Chairman Quish asked for a motion.

Mr. Satti moved to approve with the following condition the Petition of Kimberly Pritchard for a Coastal Site Plan Review for addition of a cooling unit to the existing Milford compressor station on Map 73, Block 927, Parcel 1A and 1B of which Iroquois Gas Transmission System, L.P. is the owner.

Condition:

A Connecticut-licensed land surveyor will create a survey for the project.

Second: Mr. Broesder seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. PUBLIC HEARINGS

CLOSE BY MARCH 10; VOTE BY MAY 14, 2020

- 1) **16 Stowe Avenue** (Zone CDD-2) Petition of William Myers for a Special Permit and Coastal Site Plan Review to construct a new single family dwelling on Map 13 Block 140 Parcel 2A of which Christian Switzer is the owner.

Mr. Myers, 35 Richards Street and **Andrew Flanagan**, LS, 1460 New Haven Avenue, addressed the board. **Mr. Myers** said he proposed constructing a single family residence on a nonconforming lot. He said he had recently received a variance for the plan, which includes 2 water-facing cantilevered decks. He noted that the previous house had been demolished due to damage in Storms

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Irene and Sandy. He said the new cantilevered decks would be 6' further from the shoreline and elevated to satisfy FEMA flood mitigation requirements.

Mr. Sulkis said the new house would occupy the same location as old one, which was pre-existing, nonconforming. He described the nature of the variance, noting that the proximity to the mean high water line necessitated the CAM.

Mr. Satti and **Mr. Myers** discussed the shared cottage on the lot and parking. Mr. Satti had questions from the City Engineer's report; Chairman Quish provided time for the applicants to read it, **Mr. Flannigan** said he would add a couple things to add to the site plan to satisfy the report requirements.

Chairman Quish opened the hearing for comment. None was offered.

Chairman Quish closed the hearing and asked for a motion.

Mr. Satti moved to approve with the following conditions the petition of William Myers for a Special Permit and Coastal Site Plan Review to construct a new single family dwelling on Map 13 Block 140 Parcel 2A of which Christian Switzer is the owner.

Conditions:

- *Plans should be revised to clearly indicate the existing concrete driveway apron and whether it is the intent to maintain the existing apron.*
- *Plans should be revised to indicate existing centerline grade of Stowe Avenue at the driveway apron.*
- *Plans should be revised to indicate proposed soil erosion and sediment control measures.*

Second: Mr. Broesder seconded.

Discussion: None.

Vote: Motion carried unanimously

F. LIAISON REPORTS – None.

G. SUBCOMMITTEE REPORTS– **Chairman Quish** advised that both subcommittees had met on 1/16. He summarized next steps for each subcommittee's activities and advised that agendas and minutes would be posted to the Board's Dropbox. He said the scheduling of the meetings should prevent a quorum of 6 members from convening.

H. APPROVAL OF MINUTES – 1/7/2020: Approved unanimously.

I. CHAIR'S REPORT – **Chairman Quish** advised that he signed a lot consolidation map for 347 Welchs Point Road on 1/7/20.

J. STAFF REPORT – Mr. Sulkis advised that the Board's Dropbox currently contained the subcommittee minutes.

K. ADJOURNMENT was at 7:30.

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.