

## PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 20 FEBRUARY 2024, 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:** J. Agnese, B. Anderson, J. Alling, E. Hirsch, B. Kaligian, M. Macchio, J. Mortimer, J. Quish, R. Satti, M. Zahariades

**Not Present:**

**Staff:** D. Sulkis, City Planner; M. Greene, Rec. Sec'y

**Chairman Quish** opened the meeting. During the meeting, **Mr. Sulkis** reiterated that the last 2 public hearings were postponed.

### C. NEW BUSINESS

### D. PUBLIC HEARINGS

**CLOSE BY APRIL 25, 2024; VOTE BY VOTE BY MAY 30, 2024**

**104 Edgewater Place** (Zone R-12.5) Petition of Kevin Curseaden, Esq. for a Coastal Site Plan Review to construct a single-family dwelling on Map 045, Block 513, Parcel 39, of which Brenton C. Artz is the owner.

**Chairman Quish** opened the hearing, and per the written request of Attorney Curseaden, immediately asked for a motion to table such that the public can submit written comments prior to his presentation on 5 March 2024.

**Mr. Satti** *moved to table* the item per request of the applicant.

**Mr. Anderson** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**14 Loomis Street** (Zone R-10) Petition of Thomas Lynch, Esq. for Special Permit with Site Plan Review for a Funeral Home parking lot on Map 019, block 203, Parcel 11, of which 14 Loomis, LLC is the owner.

**Attorney Lynch** addressed the board. He introduced his client, William Britt, as the owner of 14 Loomis Street and the Doyle funeral home, noting that the business has been operated in Devon for 75 years as a family business. He said the plan was to maintain the single-family residence but demolish the detached garage on the lot and construct a new garage for funeral home vehicles and a parking lot. He noted the presence of Ray Paier, PE, of Westcott & Mapes should there be questions. He said that this was the second phase of the development process, the first being a variance to allow a parking lot in a residential zone. He noted that 5 Loomis Street is zoned CDD-2, whereas 14 Loomis is residential. He said that parking has been a big problem for Doyle Funeral Home due to its small lot, resulting in overflow parking on Loomis Avenue. He said on-street parking created problems for neighbors and that Mr. Britt bought 5 Loomis Street to resolve that problem by creating another parking area. Attorney Lynch reviewed existing conditions, noting an intention to renovate, and rent the small 1000sf house now on the lot. He reviewed Mr. Paier's site plan with its proposed new 2 car garage, noting that it had been revised per the Fire Marshall to create a fire lane. He said that the Police Department had approved the plan, finding no sight-line issues. He said the City Engineer had concerns to storm water drainage, so onsite retention was added. He said the plan meets all zoning buffer requirements, but most of all it will alleviate the overflow of parking on Loomis Street.

**Mr. Satti** asked how many additional parking spots would be added in the new lot; **Attorney Lynch** said 22, one of which is for handicapped parking. **Mr. Satti** also asked for variance details; **Attorney Lynch** said the variance granted in June was to allow a parking lot in a residential zone.

**Chairman Quish** asked if electric charging stations would be provided; **Attorney Lynch** said the number of spaces was below the threshold to trigger an EV requirement. Moreover, none was planned due to the brief nature of most funeral home visits for services, making the time spent insufficient for charging. **Mr. Mortimer** asked if the house will be part of the business, once renovated and rented; **Attorney Lynch** said the single-family use would be preserved.

**Mr. Sulkis** asked about the Fire Department's vehicle weight requirement; **Attorney Lynch** said that issue will be addressed when permits are pulled, per Mr. Paier. **Mr. Sulkis** then read his administrative summary, which was consistent with the presentation with no adverse coastal impacts anticipated.

**Chairman Quish** asked for comment; hearing none, he closed the hearing and asked for a motion.

**Mr. Satti moved to approve as presented** the Petition Thomas Lynch, Esq. for Special Permit with Site Plan Review for a Funeral Home parking lot on Map 019, block 203, Parcel 11, of which 14 Loomis, LLC is the owner. **(Simple majority required to pass).**

**Second: Mr. John Mortimer** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**62 West Main Street** (Zone RO) Petition of Thomas Lynch, Esq. for Special Exception with Site Plan Review for a multi-family dwelling at Map 85, Block 313, Parcel 13, of which West Main Milford, LLC is the owner. **(POSTPONED)**

**277 West Avenue** (Zone R-12.5) Petition of Thomas Lynch, Esq. for Re-Subdivision to create a second building lot at Map 032, Block 336, Parcel 8, of which Custom Homes and Improvements, LLC is the owner. **(POSTPONED)**

**E. OLD BUSINESS**

**D. LIAISON REPORTS**—None.

**E. SUBCOMMITTEE REPORTS**—**Mr. Sulkis** said that next Wednesday, the Regulations Subcommittee would hear from an affordable housing expert. He encouraged board members who are not on the subcommittee to listen in, but advised that only the subcommittee members could participate in the meeting so as not to create a full board quorum.

**F. APPROVAL OF MINUTES**—**2/6/2024** minutes were approved unanimously.

**G. CHAIR'S REPORT** – None.

**J. STAFF REPORT** – **Mr. Sulkis** referred to a reminder about training opportunities and requirements sent by **Ms. Greene**.

**K. ADJOURNMENT** was at 7:22.

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.

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