

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD
TUESDAY, 5 MARCH 2019, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:30 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: Nancy Austin, Jim Kader, Brian Kaligian, Peg Kearney, Scott Marlow, Carl S. Moore, Tom Panzella, Jim Quish, Robert Satti

Not Present: John Grant

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

Chairman Quish opened the meeting.

C. OLD BUSINESS

- 1) **0 and 990 Naugatuck Avenue** (ZONE HDD) – Petition of Jeffrey Gordon, for a Change of Zone from HDD to WDD, on Map 40, Block 300, Lots 2 and 3B; of which Recycling, Inc. is the owner. (CLOSED January 15, 2019) **Postponed to 3/19/19**
- 2) **Proposed Change to City of Milford Zoning Regulations:** Article 3, Section 3.13.2.3 Special Uses, 3.13.3 Building Requirements and 3.13.4.3 Accessory Uses, Multiple Family Dwellings, in the WDD Zoning District, proposed by Jeffrey Gordon as agent for applicant Primrose Companies/Recycling, Inc. (Tracking #29-18) (CLOSED January 15, 2019) **Postponed to 3/19/19**

D. NEW BUSINESS

VOTE BY May 9, 2019

- 1) **Morningside Drive and 167 Morningside Drive** (ZONE R-10) – Petition of City of Milford, for a Coastal Area Site Plan Review for a Revetment on Map 30, Block 613, Parcel 1 of which the City of Milford and Phyllis Boynton are the owners.

Steven Johnson, Open Space and Natural Resource Agent and Acting Assistant Director of Public Works, addressed the board. He provided a brief overview, saying Coastal Site Plan Review is required as part of the funding mechanism of the Community Development Block Grant Disaster Recovery process; this project being one of 10 such projects Milford received funding for after SuperStorm Sandy. He said the project features 2 phases: First, a 150'-wide revetment to be constructed between the seawall erected by the Army Corps in 1960 and a resident's seawall constructed along Hilldale Court; Second, permission has also been granted to repair the 2500'-long seawall that runs from Hilldale to Norwood. He referred to comments from CT DEEP John Gaucher about the structure. **Mr. Satti** asked about the private property at 167 Morningside Drive associated with the project. **Mr. Johnson** described the Morningside seawall as incorporating a revetment and a bathing platform. He said this is City-owned property, about 2 acres in size, and that it was purchased from the Morningside Association by the City in the 1960s for the Army Corps project. He said the private portion of the property at 167 Morningside was owned by Ms. Boynton and that the owner had provided 20'-wide construction and access agreement to allow the City to construct and maintain the revetment and to assure future public access. He said the reference to a private home abutting the city property is on Hilldale Court and provides part of the justification for protecting pre-1995 infrastructure that is part of the criteria for the project.

Motion: Mr. Satti motioned to approve.

Second: Mr. Marlow seconded.

Discussion: Chairman Quish asked about federal funding for the project. **Mr. Johnson** said funding is currently from the Community Development Block Grant in the amount of \$1,180,480. He said preliminary estimates should allow construction of the revetment. After construction of the revetment, unit cost pricing will be established for repairs, at which time the most urgent repairs will get priority for the remaining award dollars and will be continued as funding can be secured. He said he believed the project permitting license was good for 10 years.

Vote: Motion carried unanimously.

E. PUBLIC HEARINGS: None

F. LIAISON REPORTS: None

G. REGULATIONS SUBCOMMITTEE: None

H. APPROVAL OF MINUTES 2/19/2019, unanimously approved.

I. CHAIR REPORT: **Chairman Quish** welcomed a local Girl Scout, Meredith, who attended the hearing in hopes of earning a Civics Merit Badge.

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J. STAFF REPORT: Reauthorization of the Zoning Regulations, Amended to March 18, 2019 Adoption Date of 3/22/2019

Mr. Sulkis asked for the above authorization. He described the process by which Milford's Zoning Regulations are updated. He said the need to incorporate revisions had created a need to reprint the book. He said there would be future reauthorizations.

The **approval** vote was unanimous.

Chairman Quish asked for volunteers to work on the 2022 edition of Milford's Plan of Conservation and Development (POCD). He said the board had changed somewhat since the last call for volunteers, and that he anticipates that subcommittee meetings will be held prior to the second meeting of the month, starting with 16 April 2019 at 6:30. **Mr. Marlow, Ms. Kearney, and Mr. Kader** volunteered to work with **Chairman Quish**, and **DPLU Director Joe Griffith** on this project. **Chairman Quish** asked **Mr. Sulkis** to put the regional POCD document into the Board's DropBox to allow subcommittee members time to review it.

K. ADJOURNMENT was at 7:45.

Attest:

M.E. Greene, Board Clerk