

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD
TUESDAY 16, APRIL 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, Brian Kaligian, Peggy Kearney, Carl S. Moore, Tom Panzella, Robert Satti

Not Present: John Grant, Jim Kader, Scott Marlow, Jim Quish

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

In Chairman Quish's absence, **Vice Chairman Moore** opened the meeting.

C. OLD BUSINESS

None

D. NEW BUSINESS

None

E. PUBLIC HEARINGS

CLOSE BY May 21, 2019; VOTE BY July 25, 2019

- 1) **25 Meadows Road 8-30g** (zone R12.5) Petition of Thomas B. Lynch, Esq. for Special Permit with Site Plan review for 8-30g Affordable Housing on Map 35 Block 432A Parcels 4A, 5A and 6 of which GAMS, LLC is the owner.

Attorney Lynch, 63 Cherry St., addressed the board. He noted the attendance of the three principals of GAMS, LLC: Angelo Lisi, Sean Lisi, and Greg Field. He noted that his clients' previous 2 affordable housing projects had been generally accepted by their neighbors. He pointed out that these projects help Milford achieve target affordable housing goals, thereby triggering a moratorium. He said this proposal would provide 15 units with 45 parking spaces. He said all City departments had approved the plans, and a request from the Tree Commission to move 2 sugar maples would be accommodated. He said the traffic sight lines exceeded industry standards, the emergency access was adequate, and that additional storm water drainage calculations had been provided to the City Engineer per his request. He reviewed the approved affordable housing matrix, noting that 2 units were to meet the 60% income standard, and 2 units would meet the 80% income standard. He introduced the project engineer.

Ron Wassmer, PE, 158 Reasearch Dr., reviewed the site plan, noting the irregularly shaped lot. He presented the landscaping plan including screening plantings, other trees and a privacy fence. He reviewed utility connections, as well as the illumination plan, asserting that no light trespass would occur onto other properties. He showed construction erosion and sedimentation plans. He presented an existing conditions survey and a collection of other site details. He shared the townhouse design elevations and floor plans done by Greg Grew, all of which are similar to the Gulf Street apartment complex.

David Spear, PE, DLS Traffic Engineering, 14 Bent Road, Windsor, reviewed his traffic analysis which was based on a previous study nearby. He said anticipated additional traffic was calculated to be less than 20 trips per hour during peak traffic. He said there was no significant accident history in the area.

Mr. Sulkis confirmed with Mr. Wassmer that the City Engineer's comments had been incorporated into the plan set presented. **Mr. Wassmer** read the City Engineer's comments. **Mr. Sulkis** then read his administrative summary. He reviewed the City Engineer's requirements and said that conditions could be attached to any motion to approve, based on the City Engineer's memos of 3/18/19 and 4/8/19.

Mr. Satti asked about delivery of documents on these revisions prior to the meeting. He questioned the validity of data used, which was collected in 2015. **Mr. Spear** said the growth projections he had incorporated into his analysis were aggressive enough to incorporate other affordable sites in the area.

Vice Chairman Moore opened the hearing for comment. Hearing none in favor or opposed, he closed the hearing. He suggested that the vote be held at the next meeting with broader representation available. **Mr. Satti** expressed agreement with the chairman.

F. LIAISON REPORTS: None

G. REGULATION SUBCOMMITTEE: None

H. APPROVAL OF MINUTES for 4/2/2019: unanimous.

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- I. **CHAIR'S REPORT** – **Mr. Moore** noted that lot line adjustments for 7 Merritt Ave. and 15 Marietta Ave. were signed by Chairman Quish on 4/2/19. **Mr. Sulkis** confirmed that no vote was required for the chairman to do this.
- J. **STAFF REPORT:** None
- K. **ADJOURNMENT** was at 8:01.

Attest:

M.E. Greene, Board Clerk