

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY, 2 MAY 2023, 7:00 PM

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: N. Austin, J. Castignoli, J. Kader, B. Kaligian, C.S. Moore, J. Mortimer, R. Satti, J. Zahariades, J. Quish

Not Present: E. Hirsch

Staff: D. Sulkis, City Planner; S. LaFond, Rec. Sec'y

C. NEW BUSINESS:

1) **161 Morningside Drive** (Zone R-10) Petition of Ronald Wassmer, CT Civil Group, for a Coastal Area Management Site Plan to construct a single-family dwelling on Map 39, Block 619, Parcel 1, of which Chirstina McCaughey is the owner.

Ronald Wassmer, CT Civil Group, spoke. The property is at the corner of Morningside Drive and Hilldale Road. The house is on the landward side of Morningside Drive and does not directly abut Long Island Sound. The shoreline is the coastal resource, and the home is within 1500 ft from the coast. The property does not lie within a Coastal Flood Hazard area and is approximately thirty-seven feet above sea level. Proposal to rehab existing house, with a small addition to be constructed on one side. With that exception, the remaining exterior walls on the first floor will remain. The second-floor roof will be completely reconstructed. The house meets R-10 Zone requirements. Previous variances have been granted. The driveway will be reconstructed in the general same location.

Chairman Quish sought questions from the floor. Hearing none, **Mr. Sulkis** read the Administrative Summary for the record.

Mr. Mortimer moved to approve the petition of Ronald Wassmer, for a Coastal Area Site Plan Review to construct a single family dwelling on Map 39, Block 69, Parcel 1, of which Christina McCaughey is the owner, with the following modifications: The applicant shall install curbs and sidewalks in accordance with the City Engineer's letter dated March 31, 2023, and that stormwater calculations be provided to demonstrate required stormwater mitigation.

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: Motion carried unanimously.

2) Draft Plan of Conservation and Development

Chairman Quish invited **Mr. Sulkis** to speak.

Mr. Sulkis explained the current process began prior to Covid. Every 10 years the POCD must be updated, to include items required by the State. Our plan should complement the regional and State POCD. He read the items in the Table of Contents to the Board. He said there is a process for its adoption the Board needs to follow in terms of timelines. He asked the Board to read the document and reach out to him with questions. He advised the Board that public hearings are required, the number of which will depend upon public interest. He proposed two POCD public hearings, May 10th and May 17th, via Zoom. He noted public participation is at its highest in virtual meetings. He said the results of those two meetings will provide information we can share with our consultant to discuss what should be changed or added. He continued that on either June 6th or June 20th, the Board would approve a final draft to be circulated to the Board of Aldermen, who have 65 days to act upon it; the Regional Council of Governments will also be provided the draft for review to determine how our plan meshes with theirs. He advised that after 65 days, a final draft will be posted on the City of Milford website, and with the City Clerk, for a minimum of 35 days. He said a public hearing would then be scheduled to discuss adoption of the final document. He provided an example: if the Board approves the draft document on June 6th, and if circulated by June 15th, we could be seeing a public hearing for adoption at the August 19th meeting. This schedule is subject to change. Once the City POCD is adopted, we are required to post the document on the website and to send the document to the State Office of Policy and Management.

DISCUSSION

Mr. Satti spoke. He thanked current and former Board members for their time and effort. He asked Mr. Sulkis if there was any recommendation to change any of the zones. **Mr. Sulkis** said there is a section recommending we review our Regulations, to consider additional CDD zones for multi-family housing. **Mr. Satti** asked, if this is adopted, will we need another committee to review the Zoning regulations? **Mr. Sulkis** advised that the Board could change regulations at any time; if the Board adopts the POCD, they have adopted the recommendations therein.

Mr. Castignoli asked if we will have a public hearing on May 10th, only a week away. **Mr. Sulkis** advised the dates proposed were

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aggressive. **Chairman Quish** asked that, when we create the agenda for the first Public Hearing, we have the first part of the meeting for Board discussion, followed by at least two public hearings so the Board can select changes from both Board discussion and public input to potentially be added. **Mr. Castignoli** asked how far in advance a Special Meeting, of which the Public Hearings would be, must be announced. **Mr. Sulkis** said 24 hours is required, but we can set the date as far in the future as we would like with consideration to moving this forward. If we have the first public meeting on May 17th, we can announce it on the City's Public Announcements page, as well as our web page.

Chairman Quish queried the Board for agreement to the first public meeting being May 17th and the Board unanimously agreed.

Mr. Kader advised he will probably not be in attendance.

Chairman Quish stressed scheduling is fluid; if there is no public interest, we can shorten the schedule; if there is a great deal of interest, we can extend it. He would like the presence of the document on the City website and a place where the public can enter comments which the Board can access. **Mr. Sulkis** suggests the second meeting be May 24th, so we can advertise both meetings simultaneously to allow people to attend one or both.

Chairman Quish would like Historical Societies, Walnut Beach Association, and other groups to be contacted so they can spread the word. He confirmed the Public Hearings/Special Meetings would be virtual. **Mr. Kader** is concerned that we will receive questions from the public regarding how the Board will act upon the recommendations once adopted. **Mr. Sulkis** said the POCD is a guidance document; the Board can use the document at any time to make changes. **Mr. Kader** said the Board should be changing the regulations to match the POCD. **Mr. Quish** said we do have a Regulation Subcommittee to review specific items addressed in the POCD. Board members can also suggest regulation changes for subcommittee discussion. There will be public hearings about each potential regulation change as well.

D. PUBLIC HEARINGS: None.

E. OLD BUSINESS: None.

F. LIAISON REPORTS: None.

G. SUBCOMMITTEE REPORTS— Regulation Subcommittee meeting pending to address re-write of lot merger regulation for Board review.

H. APPROVAL OF MINUTES—4/4/2023 minutes were approved unanimously.

I. CHAIR'S REPORT – None.

J. STAFF REPORT - None.

K. ADJOURNMENT was at 7:27pm.

Attest: S.R. LaFond

New Business, not on the Agenda, may be brought up by a two-thirds' vote of those Members present and voting.

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