

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 16 JULY 2019, 7:30 PM,
AT BOARD OF EDUCATION MEETING ROOM, PARSONS CENTER BUILDING, 70 WEST
RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:32 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: John Grant, Jim Kader, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl S. Moore, Tom Panzella, Jim Quish, Robert Satti

Not Present: Nancy Austin

Staff: David Sulkis, City Planner; Susan LaFond, Administrative Assistant

C. OLD BUSINESS

VOTE BY AUGUST 6, 2019

1. **5 Point Beach Drive** (Zone R-7.5) Petition of Mike Guastaferrri for Coastal Area Site Plan Review to construct a Single Family House on Map 30 Block 636 Parcel 2 of which Paula and Cynthia Guastaferrri are the Trustees.

David Carson, OCC Group Inc, 2091 Highland Ave, Cheshire, addressed the Board. He apologized for the confusion regarding plan iterations at the last meeting. The plans' July 8 revision is same plan presented at last meeting with exception of one minor comment addressing Engineer Review. He asked Chairman Quish if he should go through his whole presentation again; since no one had questions, Chairman Quish advised he did not need to do so.

Mr. Sulkis said the maps that had not been submitted and updated in time for the last meeting have now been submitted and updated and now match the maps that the city engineer reviewed.

Motion: Mr. Marlow motioned to approve with the condition that the applicant will update their plans to the satisfaction of the City Engineer.

Second: Mr. Kader seconded.

Discussion: None.

Vote: Motion carried unanimously

D. NEW BUSINESS

VOTE BY AUGUST 6, 2019

1. **CGS 8-24 South Broad Street and Seaside Avenue:** Referral pursuant to CGS Section 8-24, for a Sign Easement for a Way finding Hospital Sign on the triangular piece of land bounded by South Broad Street, Seaside Ave and Broad Street for the Bridgeport Hospital-Milford Campus, which is owned by the City of Milford.

Mr. Sulkis explained the City is offering an easement and that signage will include direction to the emergency room, for example.

Attorney Amy Souchuns of Hurwitz Sagarin Slossbertg & Knuff, 147 North Broad Street, Milford, addressed the Board. The reason for this easement request is a result of the hospital rebranding and becoming part of the Milford campus of Bridgeport Hospital. She has discussed the easement with City Attorney Jonathan Berchem. The signage will occupy the same spot as previous signage.

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Mr. Marlow asked if the signage will meet all of our regulations. **Mr. Sulkis** explained the City has endorsed the signage as a way finding sign, which is not part of our regulations.

Motion: **Mr. Satti** motioned to approve.

Second: **Mr. Kader** seconded.

Discussion: None.

Vote: Motion carried unanimously

2. **64 Old Gate Lane** (Zone ID) Petition of Tom Collucci for a CAM and Site Plan Review for proposed Industrial Building on Map 67, Block 811, Parcel 6A of which Silver Builders, LLC is the owner.

Mr. Ron Wassmer, PE, CT Civil Group, 158 Research Drive, Milford, described the project as a small industrial building. He walked through the plan of the single story building showing boundaries, with driveway off Old Gate Lane. He said there are no specific tenant(s) at this time, but it will be light industrial use. He indicated there are wetlands on the property; he has been through the Inland Wetlands agency. He also stated the property is in a Flood Zone; the building's first floor is to be elevated by 2 feet per our regulation. He said drainage will be installed, and concrete apron, curbs and sidewalks will be installed as required by Public Works. He provided a landscaping plan with shade trees and wetland mitigation plantings to satisfy requirements. He stated utilities will be underground, and the property is served by municipal sewer and public water. He showed an erosion control plan for the site. He showed the existing condition survey; the property is currently a vacant site. He stated that Borghese Building and Engineering designed the building, and the façade meets architectural standards for the zone. He also provided an illumination plan with wall mounted front lighting.

Mr. Sulkis said the plans are for a one story 5016 SF building which contains 2 commercial units, 13 parking spaces along with an accessory outside gravel storage area adjacent to the paved parking area. He said the back of the property slopes into tidal wetlands. No adverse impacts are anticipated. He said a fire hydrant is to be installed if the building is equipped with sprinklers.

Mr. Satti noted that Inland Wetlands is requesting a bond. **Mr. Sulkis** responded that bonds frequently are requested and do not need to be part of our approval process. **Mr. Marlow** asked what the proposed gravel outside storage on plan page G-1 represented. **Mr. Wassmer** said it is just an unpaved area. He also said there is an overflow out toward the wetlands. Further, he said there is no drainage currently on site. He said they are proposing a bank of 3 rows of 18" tall galleys, 72 feet long so the parking drain will lead directly to catch basins and to a water quality chamber, then into underground galleys for recharge into ground water. The system is designed to a 25 year storm. **Mr. Marlow** asked if there is a stormwater maintenance plan for cleaning. **Mr. Wassmer** indicated they can submit one as part of the file, and that it typically involves sweeping parking lots once per year and inspection of the water quality chamber, with the first maintenance at completion of construction. **Chairman Quish** said the client is building on spec but he is assuming they are building for a site/landscape contractor. There was discussion of whether occupancy by more than 2 tenants might require an increase in the number of parking spaces; **Mr. Wassmer** stated the spaces are not conducive to more than 2 tenants.

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Motion: Mr. Marlow motioned to **approve with conditions** as follows: The applicant shall 1) update the plans to the satisfaction of the Fire Department, and 2) submit a stormwater maintenance plan.

Second: Ms. Kearney seconded.

Discussion: None.

Vote: Motion carried unanimously

E. NEW BUSINESS

None

F. LIAISON REPORTS - Chairman Quish asked **Mr. Sulkis** if we got a list of previously liaised positions out to the Board. **Mr. Sulkis** indicated it is in the Dropbox. **Mr. Quish** asked if there are anyone saw the list and if anyone wishes to volunteer. **Mr. Quish** asked **Mr. Sulkis** to include a hard copy of the document in the next meeting's reports. **Mr. Quish** recommended participating, especially considering we are now working on the POCD. He said he believes this will offer an enrichment experience for the individual and our Board and stated that he has liaised in the past and found it beneficial.

G. REGULATION SUBCOMMITTEE - Mr. Marlow stated the committee met formally on July 2, and he met subsequently on July 9 with **Mr. Sulkis** to review open items for potential regulation changes. He said they went through the list of open items, and reviewed the status of each. **Mr. Sulkis** said we will be distributing new regulation handbooks to each Board member which is updated to include most of our previous amendments.

Chairman Quish said the Plan of Conservation and Development subcommittee met today; they reviewed open space and recreation issues. They are in the process of developing questions for other stakeholders, and will continue working on this at the next scheduled POCD Subcommittee meeting on August 20th, after which he would like to invite city stakeholders, and eventually the public, once we have enough to share.

H. APPROVAL OF MINUTES – 7/2/2019 were approved unanimously.

I. CHAIR'S REPORT – none

J. STAFF REPORT – Chairman Quish reported that last meeting we approved changes to regulations for section 5.13 and did not set an effective date.

Setting of Effective Date for Amendment Article 5, Section 5.13 (5.13.2, 5.13.3 and 5.13.4) Activities Requiring a Certified Erosion and Sediment Control Plan; proposed by the City Planner (Tracking #1-19)

Mr. Sulkis explained that the Amendment was approved at the July 2 meeting, but there was no effective date set at that time. He asked that the Board approve an effective date of July 26, 2019.

Motion: Mr. Kaligian motioned to approve.

Second: Mr. Moore seconded.

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Discussion: None.

Vote: Motion carried unanimously.

K. ADJOURNMENT was at 7:56

Attest: S.R. LaFond, Administrative Assistant