

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 20 JULY 2021, 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: N. Austin, J. Castignoli, J. Kader, B. Kaligian, P. Kearney, C.S. Moore, J. Mortimer, J. Quish, R. Satti

Not Present: M. Zahariades, D. Sulkis, City Planner

Staff: J. Griffith, DPLU Director, M.E. Greene, Rec. Sec'y

C. NEW BUSINESS

VOTE BY SEPTEMBER 23, 2021

- 1) **1015 Bridgeport Avenue** (Zone CDD-3) Petition of Aleks Rakaj for construction of an outdoor covered patio on Map 043, Block 214, Parcel 40, of which ALTAMA, LLC is the owner.

Mr. Griffith provided background, noting that the previous use was a sports bar and that the owner had decided to incorporate an outdoor patio and other features, some of which were added without permits. He said Mr. Rakaj had cooperated to bring the site into compliance under the supervision of the Building Official and Fire Marshall.

Raymond Lemley addressed the board on behalf of Mr. Rakaj. He described work done when Mr. Rakaj mistakenly assumed he was able to make the improvements on his own under the governor's executive order. He provided an overview of the floor plan, said there had been extensive interior remodeling, and that Mr. Rakaj was keen to provide outdoor service before the warmer seasons were over. He shared photos of the exterior space at Kiki's. **Mr. Griffith** said the structure was reviewed for zoning, building code, and fire code compliance and had passed.

Mr. Griffith displayed the transmittal to show departmental distribution, saying the application pertained to the roof and that without walls, the use was consistent with outdoor dining rules. **Mr. Mortimer** asked about the extent of the building permits. **Mr. Castignoli** confirmed that permits could not be issued without PZ Board approval and that unpermitted work would be brought into compliance via the permitting process. **Ms. Kearney** questioned the location of an outdoor area with a roof and a second story area that would be removed. **Mr. Satti** asked if an adjacent area would also be removed; **Mr. Griffith** distinguished between a preexisting area and a newer section. **Mr. Satti** disagreed that a roofed area would be considered outdoor dining and wanted to see complete documentation before deliberating on the item. **Chairman Quish** said he understood the urgency of supporting restaurants during the pandemic but was concerned about under-parking and wondered if adjacent valet parking was under consideration. **Mr. Lemley** said daytime parking was more of a problem than during the restaurant's evening business hours. **Mr. Satti** referred to the CT Planning Association summary of the outdoor dining rules, which he interpreted to disallow the roofed bar. He also noted the restriction of dining after 9:00pm. He asked for the item to be held open for more review until the next meeting.

Chairman Quish said if any member of the board is not ready to close a hearing, his custom is to hold it open. Without objection, he did so and continued the application to the next meeting.

2) Review of recent State Land Use Regulations changes:

2021 CTAPA Legislative Summary

DesegregateCT_6107 Presentation

Outdoor Dining Guidance

Link to Acts Signed into Law (CTAPA)

Link to Land Use Legislation Summary

Chairman Quish asked Mr. Griffith to review the regulation changes. **Mr. Satti** asked whether the subcommittees should review the new legislation prior to the whole board. **Chairman Quish** and **Mr. Griffith** said the legislative changes will necessitate review of all regulations. **Ms. Kearney** was hopeful that boards had more discretion in promoting sustainable energy as a condition of approval. **Mr. Satti** volunteered to help coordinate alignment of city regulations to state statute. **Chairman Quish** referred to eliminating provisions for considering the "character" of a district. Discussion of the nature of character ensued. There was discussion of meeting procedures. **Chairman Quish** encouraged people to submit emailed questions to the office. **Mr. Kader** was interested to know how the new rules could apply to the item heard earlier and other potential applications. There was discussion of zoning minimum lot sizes, recreational marijuana usage, and changes in residential parking requirements. **Chairman Quish** asked for clarifications of several definitions. **Mr. Castignoli** asked for expert input to review the implications and definitions of the new legislation. **Mr. Satti** asked if a paid expert could be arranged. **Mr. Griffith** said expert input would be sought.

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- D. PUBLIC HEARINGS – None**
- E. OLD BUSINESS – None**
- F. NEW BUSINESS – None**
- G. LIAISON REPORTS–**
- H. SUBCOMMITTEE REPORTS–** Chairman Quish noted that the POCD looked at the HDD and WDD zones at its last meeting.
- I. APPROVAL OF MINUTES—7/6/2021** minutes were approved unanimously.
- J. CHAIR’S REPORT –** Chairman Quish noted that the next meeting would be at City Hall, with remote attendance available.
- J. STAFF REPORT -** None.
- K. ADJOURNMENT** was at 7:53.

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.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.