

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 6 AUGUST 2019, 7:30 PM,  
CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:34 p.m.

**A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**B. ROLL CALL**

**Members Present:** Nancy Austin, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl S. Moore, Tom Panzella, Jim Quish

**Not Present:** John Grant, Jim Kader, Robert Satti

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

**C. OLD BUSINESS: None**

**D. NEW BUSINESS: None**

**E. PUBLIC HEARINGS**

CLOSE BY SEPTEMBER 10, 2019; VOTE BY OCTOBER 15, 2019

- 1) Proposed Change to City of Milford Zoning Regulations:** Self Storage Usage and Facilities (OD Zone; DO 10, 25 Zone; BB Zone; BD Zone; BD-1 Zone; SCD Zone; LI Zone; ID Zone; HDD Zone; WDD Zone; CDD-1 Zone; CDD-2 Zone; CDD-3 Zone; CDD-4 Zone; CDD-5 Zone; MCDD Zone; ICD Zone; Article XI, Section 11.2 Other Terms) proposed by the P&Z Board (Tracking #3-19)

**Mr. Sulkis** reviewed the request for a moratorium on self-storage use in major commercial zones, which was based on a letter from the Economic Development Commission. He said the City does not consider self-storage to be the highest and best use for mixed use commercial zones, but that the use was well suited to the mixed industrial/warehousing permitted uses defined for the HDD zone. He said the regulation change would be in keeping with the goals of the Plan of Conservation and Development.

**Chairman Quish** opened the hearing for comment.

FAVOR

**Julie Nash**, Director of the Economic Development, thanked the board and City Planner for taking the problem seriously. She emphasized that the self-storage saturation point has been reached in the City.

**Attorney Thomas Lynch**, 63 Cherry St., said he represented CT Self Storage in its 2015 application for construction of a self-storage business at 33 Schoolhouse Road. He said the structure had 106,000+ sf and his client had invested \$6.5 million in the project. He said the business pays close to \$120,000 in property taxes. He noted that it was within CDD-2 mixed use zone, but since it was constructed, there had been a proliferation of self-storage facilities in Milford and Stratford. He said his client supports limiting storage facilities to industrial/warehouse zones.

BOARD DISCUSSION

**Mr. Marlow** asked if there was information about the percentage of occupation for the 2 newest facilities. **Mr. Sulkis** said there was no data on this, but reiterated that large, vacant, commercial buildings could be put to better uses, saying storage facilities are long-term and could prevent future uses. **Mr. Quish** asked Ms. Nash and **Mr. Sulkis** asked why the LI zone wasn't included. **Ms. Nash** deferred to the City Planner regarding the zone, but provided calculations on the overall amount of storage now available to a population of 53k residents. She noted that the self-storage industry recommends 7 sf per capita, and that the current capacity in existing facilities of approximately 469,000 sf already exceeds the industry recommendation for the population of Milford. **Mr. Sulkis** said LI zones are good for start-ups and the thought was to limit encroachment of warehousing uses in favor adding start-ups and small businesses. He said the ID zone is already fairly developed, unlike the HDD zone. **Mr. Moore** asked if there was any plan for short-term facilities for storage; **Mr. Sulkis** said the precedent for long-term storage had already been set and the City wants the marketplace to know that the use is unwelcome in zones other than HDD. **Mr. Marlow** asked if HDD would be attractive to potential self-storage customers. **Mr. Sulkis** said self-storage customers typically research the facility they use rather than pick a site on impulse; that selecting such a site is not similar to how a retail customer behaves in a commercial area.

**Motion: Mr. Kaligian moved to approve as presented** the Self Storage Usage and Facilities (OD Zone; DO 10, 25 Zone; BB Zone; BD Zone; BD-1 Zone; SCD Zone; LI Zone; ID Zone; HDD Zone; WDD Zone; CDD-1 Zone; CDD-2 Zone; CDD-3 Zone; CDD-4 Zone; CDD-5 Zone; MCDD Zone; ICD Zone; Article XI, Section 11.2 Other Terms) proposed by the P&Z Board (Tracking #3-19), **with an effective date of August 30<sup>th</sup>, 2019**, if approved.

**Second: Ms. Austin** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 6 AUGUST 2019, 7:30 PM,  
CITY HALL AUDITORIUM, 110 RIVER STREET**

**F. LIAISON REPORTS**

**G. SUBCOMMITTEE REPORTS** – Mr. Sulkis promised that the new regulation books would be issued at the next meeting. Messrs Marlow and Quish said there would be a Regulations Subcommittee meeting in September.

**H. APPROVAL OF MINUTES** – 7/16/2019 were approved unanimously.

**I. CHAIR'S REPORT** – Chairman Quish noted that Mr. Sulkis had provided a report on liaison positions in the board's Dropbox. He asked members to consider and choose liaison positions by the next meeting.

**J. STAFF REPORT**

- 1) Lot Line adjustment for 0 Nells Rd, to facilitate a 24.58 acre transfer of land to the DEEP for preservation along the Housatonic River

Mr. Sulkis described the adjustment as a solution to a series of minor encroachments by neighbors to the Beard property. He said adjustment were made to cede the property to the encroachments, allow the City to correct a flawed right of way easement, and provide the State of CT with conservation land along the Housatonic.

**K. ADJOURNMENT** was at 7:54.

Attest:

M.E. Greene