

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 20 AUGUST 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, John Grant, Jim Kader, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl S. Moore, Jim Quish, Robert Satti

Not Present: Tom Panzella

Staff: David Sulkis, City Planner; Meg Greene, Rec. Sec'y

C. OLD BUSINESS: None

D. NEW BUSINESS

VOTE BY OCTOBER 24, 2019

1. **75 Point Lookout** (Zone R-12.5) Petition of Ron Wassmer, P.E., for a Coastal Area Site Plan Review for proposed single family dwelling on Map 26 Block 538 Parcel 7 of which Michael Monteleone is the owner.

Mr. Wassmer, LS, PE, 158 Research Drive, addressed the board. He said the previous house was demolished after storm damage. He noted that departmental reviews had been completed. He described the topography of the lot including a steep drop to LI Sound. He said the house would be built outside the flood zone. He reviewed the characteristics of the house. He said the house met all setbacks and provided storm drainage per the City Engineer. He noted the 26.8' building height and reviewed the erosion control plan. He said there would be sidewalk and concrete apron per Public Works, even though it does not abut other sidewalks. He reviewed the floor plans and elevations noting that the house is contemporarily styled. He noted the presence of Chris McManus, General Contractor.

Mr. Sulkis described the project as a 2-story home with a garage and no adverse coastal resources anticipated.

Mr. Satti asked about the presence of riprap. **Mr. Wassmer** said it predated his involvement, but had been installed per CT DEEP to help stabilize the soil on the site. **Mr. Quish** asked Mr. Sulkis about City review of the riprap; **Mr. Sulkis** said installation of it would have been under state supervision.

Motion: Mr. Kaligian moved to approve as presented the petition of Ronald Wassmer for a Coastal Area Site Plan Review to construct a single family dwelling on Map 26 Block 538 Parcel 7 of which Michael Monteleone is the owner.

Second: Mr. Marlow seconded.

Discussion: None.

Vote: Motion carried unanimously.

2. **204 Melba Street** (Zone BD) Petition of John Knuff, Esq. for a Coastal Area Site Plan Review to construct additional parking area and storm drainage on Map 38, Block 542, Parcel 1 of which Fire Engine Pizza Company LLC is the owner.

Attorney Knuff, 147 Broad Street, presented a handout and addressed the board. He noted the presence of Marty McCarthy, owner, noting that co-owner Phil Segneri was running the business in their other location. Attorney Knuff reviewed the business's mission as a neighborhood destination and said the use was permitted in the zone. He reviewed the investment the owners had already made in the property and shared the history of the business. He said the owners are good corporate citizens and want to help bolster the City of Milford's goal of being a vibrant place to live. He said the owners were actually disappointed that the hearing was not public because it would add to the outpouring of community support heard at the ZBA application meeting in January.

Mr. Wassmer, LS, PE, 158 Research Drive, said the building footprint was unchanged, with some fire driveways being removed and storm drainage added. He reviewed a zoning table reflecting variances granted for the project. He noted landscaping proposals and said there would be minimal grading. He reviewed parking and lot drainage, erosion control, illumination plan including wall lighting and one pole light. He presented floor plans with a first and second floor featuring different dining configurations. He reviewed elevations.

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Mr. Sulkis asked about section 6 of Attorney Knuff's handout, which seemed to indicate repaving the driveway. **Attorney Knuff** said the images were meant to highlight the building only; the paving image was out of date. **Mr. Sulkis** confirmed with Attorney Knuff that an illustration seeming to feature outdoor dining was purely decorative; there would not be a dining patio.

Attorney Knuff asked Chairman Quish whether, despite the fact that it was not a public hearing, Economic Development Director Julie Nash could speak in support of the project. The chair granted it.

Julie Nash, Milford Economic Development Director, highlighted the congruence of the Firehouse Restaurant with the family nature of the neighborhood. She said it was an exciting small business with the full support of her office.

Motion: Ms. Kearney moved to approve as presented the petition of John Knuff for a Site Plan review and Coastal Site Plan Review to establish a Restaurant with Bar on Map 38, Block 542, Parcel 1 of which Fire Engine Pizza Company LLC is the owner, **with the following conditions:**

- A) The plans shall be updated to the satisfaction of the City Engineer
- B) Approval is contingent upon a favorable review by the Police Commission.

Second: Ms. Austin seconded.

Discussion: None.

Vote: Motion carried unanimously.

3. **119 High Street** (Zone MCDD) Petition of Patrick Lewis for a Site Plan Review to construct a Solar Carport on Map 54, Block 395, Parcel 1 of which The Milford Bank is the owner. **POSTPONED**

E. PUBLIC HEARINGS

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

1. **30 Surf Avenue** (Zone R-5) Petition of Warren Field for a Special Permit with Coastal Area Site Plan Review for proposed single family dwelling on Map 027 Block 446 Parcel 3 of which Molly Rentals, LLC is the owner.

Thomas Lynch, Esq., 63 Cherry Street, addressed the board. He said both applications involved identical houses on separate lots. He asked if one presentation, made subject to 2 votes, would suffice; the chair granted this. He introduced his clients, Buddy and Chris Fields, and stated that the lots were certified under Section 6.4.2 prior to purchase by them. He said the lots received variances in May to locate slightly larger structures further from the street, as well as for rear deck projections. He said the final stage of the project was to apply for CAM approval. He said the houses would be elevated 15' above sea level, with a maximum height of 32', in conformance with both FEMA and local zoning requirements. He said the 1st floor garage used flood vents and that 2 stories of living space were to be built above with about 950 sf per floor. He stated that mechanicals would be mainly placed in the attic with the exception of the AC condenser to be located on the deck.

Mr. Sulkis said his comments applied to both addresses. He noted the CAM was required because the structures would be within 25' of the MHW/CJL line.

Mr. Satti asked about the City Engineer's notes; **Attorney Lynch** said his clients would be amenable to making the City Engineer's requirements a condition of approval.

Chairman Quish opened the hearing for comments. None were raised, so he closed the hearing.

Motion: Mr. Satti motioned to approve 30 Surf Ave the petition of Warren Field for a Special Permit and Coastal Area Site Plan Review to construct a single family dwelling on Map 027 Block 446 Parcel 3 of which Molly Rentals LLC is the owner **with the following conditions:**

- 1) Field adjustment may be necessary to ensure that the garage slab elevation is constructed at an elevation of a minimum of 1.5 feet above the elevation of the center of the road.
- 2) Recommended that the existing sidewalks be removed and replaced.
- 3) Remove and the existing bituminous curbs and replace with concrete.

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- 4) Building Plans will need to be reviewed to verify that elevations are compliant.
- 5) Plans should be revised to indicate Coastal Resources on and near site.
- 6) Plans should be revised to add CJL.
- 7) Roof leaders are to be directed to the proposed rain barrels. Plans should be revised to add appropriate notes.

Second: Mr. Kaligian seconded.

Discussion: None.

Vote: Motion carried unanimously.

- 2. 34 Surf Avenue** (Zone R-5) Petition of Warren Field for a Special Permit with Coastal Area Site Plan Review for proposed single family dwelling on Map 027 Block 446 Parcel 3 of which Molly Rentals LLC is the owner.

Motion: Mr. Satti to approve the Petition of Warren Field for a Special Permit and Coastal Area Site Plan Review to construct a single family dwelling on Map 027 Block 446 Parcel 3 of which Molly Rentals LLC is the owner **with the conditions** as recommended by the City Engineer on pages 2 through 3 of his memo dated 29 July 2019 (*note: consistent with 30 Surf*).

Second: Ms. Austin seconded.

Discussion: None.

Vote: Motion carried unanimously.

F. LIAISON REPORTS Chairman Quish asked that the list of liaison positions be distributed at the next meeting.

G. SUBCOMMITTEE REPORTS Chairman Quish noted that the Regulations Subcommittee would next meet on 9/3 and the POCD Subcommittee would next meet on 9/16.

H. APPROVAL OF MINUTES – 8/6/2019 were approved; Mr. Satti noted his abstention to the vote due to his absence.

I. CHAIR'S REPORT - None

J. STAFF REPORT - None

K. ADJOURNMENT was at 8:09.

Attest:

M.E. Greene