

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD  
TUESDAY, 21 AUGUST 2018, 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, Brian Kaligian, Peg Kearney, Scott Marlow, Carl S. Moore, Jim Quish, Robert Satti

**Not Present:** Denise Doucette-Ginise, Tom Panzella

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

**C. OLD BUSINESS**

1. **990 Naugatuck Ave (ZONE HDD)** – Petition of Jeffrey Gordon requesting if he can pursue a change of zone without submitting an application for special permit/site plan review per 10.1.2 of the Zoning Regulations.

**Chairman Quish** asked the applicant to review the request presented at the previous meeting. **Mr. Gordon**, Codespoti & Associates, 263 Boston Post Rd, Orange, said the property is unique and merits an exceptional multi-year project plan. He said the project will require lengthy interactions with multiple entities and, in particular, the railroad crossing issues would prevent site plan development without having agreements in place. He said any planned use would be consistent with residential development, rather than adjacent industrial uses.

**Chairman Quish** asked Mr. Gordon to describe the existing conditions; **Mr. Gordon** said the site had previously been used by an industry associated with environmental contamination. **Chairman Quish** noted that any future site plan review would go before a public hearing.

**Mr. Sulkis** said the City Attorney advised that any related litigation involving the city should not be a factor in the board's decision, only land use issues. **Mr. Grant** asked if stipulations could be put on a zone change. **Mr. Sulkis** advised that a zone change is a map change, so no stipulations could be added. He further stated that the regulation stipulations for a WDD zone change could be made, but Mr. Sulkis cautioned that regulation changes could create nonconformities on other WDD-designated lots. Mr. Sulkis mapped out a possible future scenario for the property where this particular applicant doesn't return but another applicant submits a site plan. He noted that this parcel may be the last industrial land adjacent to a waterfront and that this fact should be considered if a zone change is granted in the future. Mr. Sulkis confirmed that a simple majority would be needed to approve the applicant's request.

**Motion: Mr. Marlow** motioned to allow the applicant to pursue a change of zone without submitting an application for special permit/site plan review per 10.1.2 of the Zoning Regulations.

**Second: Mr. Moore** seconded.

**Discussion:** None.

**Vote:** Motion carried with Mr. Grant voting against.

**D. Liaison REPORT** None

**E. REGULATIONS SUBCOMMITTEE REPORT**

**Mr. Grant** said there should be regulation changes to vote on next time.

**F. APPROVAL OF MINUTES** 7 August 2018, unanimously approved.

**G. CHAIR REPORT** **Chairman Quish** described a regional regulation committee change, regarding a development project in Derby. He said East Haven has done a Plan of Conservation and Development (POCD), which was well received. He speculated on potential costs and requirements for Milford's 2022 POCD. He asked members to consider being on a committee to consider these issues, saying he would look for volunteers at the next meeting.

**H. STAFF REPORT** None.

**I. ADJOURNMENT** was at 7:47.

Attest:

M.E. Greene, Board Clerk