

**MINUTES FOR ONE (1) PUBLIC HEARING PLANNING AND ZONING BOARD TO BE HELD  
TUESDAY, 19 SEPTEMBER 2017, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:31 p.m.

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

**B. ROLL CALL**

**Members Present:** Scott Marlow (Ch), Nancy Austin, Michael Dolan, John Grant, Brian Kaligian, Carl S. Moore, Tom Nichol, Tom Panzella, Jim Quish, Rick Varrone

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

**C. CHAIR REPORT:** Election of a Vice Chairperson

**Chairman Marlow** welcomed Brian Kaligian to the board. The chairman then asked to add an item to the agenda by vote. **Mr. Varrone** motioned and **Mr. Quish** seconded to to add 75 Hillside Avenue to the agenda; the motion to add passed unanimously.

**Chairman Marlow** said that with Mr. Sutton's move to the Board of Aldermen, the position of Vice Chair had opened. He reviewed the existing agreement between the evenly split Democratic and Republican board members and asked for nominations. **Mr. Panzella** nominated **Mr. Quish**. **Mr. Varrone** seconded. **Mr. Quish** accepted the nomination. Hearing no other nominations, **Chairman Marlow** asked for a vote. The board voted unanimously to make **Mr. Quish** the new Vice Chairman.

**D. NEW BUSINESS**

1. **8-24 REVIEW FOR ACQUISITION OF A 10-ACRE PORTION OF 1125 ORONOQUE ROAD** ON MAP 61, BLOCK 935, LOT 4.

**Christopher Saley, Public Works Director**, addressed the board. He described the proposed use of the parcel adjacent to the City's Transfer Station, which is to satisfy a requirement by FEMA and CT DEEP for a designated storage and quantification of bulky waste materials collected after storms. **Chairman Marlow** asked questions about the nature of the materials to be stored there and related safety issues. **Mr. Saley** said all safety requirements would be met. **Mr. Nichol** asked if Inland Wetlands Officer MaryRose Palumbo the reviewed the proposal and was assured that she and her commission had been apprised of the project. Mr. Nichols also was assured that there would be eventual recycling of some materials. **Mr. Varrone** was assured that safety procedures would prevent damage to the environment. **Mr. Sulkis** said the proposed acquisition of land was per a contract negotiated by the City Attorney's office. He said the Board of Aldermen would also vote on the item.

**Chairman Marlow** asked for a motion.

**Mr. Nichol** moved to approve .

**Mr. Grant** seconded.

The motion passed unanimously.

2. **75 HILLSIDE AVENUE (ZONE R-5)** Petition of Gernot Bruckner, for a Coastal Management Site Plan Review approval to construct a single family residence on Map 49, Block 724, Parcel 6, of which Philip and Valerie Macari are the owners. (ADDED BY AFFIRMATIVE VOTE)

**Mr. Rick Ramon, Project Manager with Anthony Giordano, West Haven**, described the lot and flood zone. He said the existing house had been demolished. He described the setback requirements that had been met for the house, drainage provisions, and engineering aspects. **Mr. Sulkis** said the application was zoning compliance, but reminded the board that any approval should be conditioned on comments made by the City Engineer.

**Board Discussion:** **Mr. Marlow** confirmed that engineering details were reflected in the plans.

**Chairman Marlow** asked for a motion.

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**Motion:** Mr. Grant made an motion to approve, then amended it to be conditioned on requirements in the City Engineer's report.

**Second:** Mr. Nichols seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**E. PUBLIC HEARINGS**

**Close by 23 NOVEMBER 2017**

1. **50 Broad Street/Unit 31 (MCDD)** Petition of Ryan McConnell for a Special Permit and Site Plan Review for a Game Cafe on Map 54, Block 402, Parcel 18 of which Amor Square LLC is the owner.

**Mr. McConnell**, 50 Broad St, described the nature of the use, which is a new trend, there being only 2 other game cafes in Connecticut. He said the business plan is similar to a bowling alley, except a purchase garners a table rather than a lane. Snack type foods would be served. He said he had positive discussions with the Health Department. He said the business had a different schedule than adjoining daytime businesses as it would be open at 3PM-10PM. **Mr. Sulkis** said a condition of approval should be parking adequacy. **Mr. McConnell** said the establishment would be BYOB but only after 7:00 in the evening, as the space is too small to qualify for a liquor license. He said there would be no age limit and that he was hoping to attract a family-oriented clientele. He said the customer's typical length of stay would be about an hour, but there would also be multihour tournaments, such as a Pokemon series that goes on for 2-3 hours. **Mr. Sulkis** compared such events to a family birthday at a restaurant. **Mr. McConnell** said the Fire Marshall approved the plan with a maximum capacity of 45 people, although there would usually only be 10-20. He estimated that the largest type of event might be child-oriented because children would be accompanied by parents. **Mr. Varrone** questioned the adequacy of parking versus Citrus and Colony or Archie Moore. **Mr. McConnell** said Citrus hosted a pre-opening event and sees synergy. **Mr. Sulkis** reviewed the nature of parking in the area.

**Chairman Marlow** opened the hearing to the public with instructions.

**Favor:** None.

**Opposed:** None.

**Chairman Marlow** closed the hearing and asked for a motion.

**Motion:** Mr. Dolan motioned to approve with a finding of parking adequacy.

**Second:** Mr. Panzella seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**F. PUBLIC HEARING LEFT OPEN**

**Close by 19 OCTOBER 2017**

1. **553 West Avenue (ZONE DO-25)** Petition of Grillo Services, LLC, for a Special Permit and Site Plan Review for Residential Development per CGS sec. 8-30g on Map 42, Block 335, Parcel 1, of which Kingdom Life Church, LLC, is the owner.

**Chairman Marlow recused himself. Vice Chairman Quish stepped in.**

**Attorney Lynch**, 63 Cherry Street, addressed the board. He said the hearing had been left open due to concerns about the Milford Police Department's original traffic report. He described the recommendations of the Traffic Unit and said that the project had been amended to accept a traffic signal at I-95's Exit 35, Schoolhouse Road. He reminded the board of the City Engineer's recommendations which had also been accepted for the project. **Mr. Quish** asked Mr. Sulkis if a separate traffic expert had been considered; **Mr. Sulkis** said there had been discussion of hiring a traffic expert, but that Milford Police Sergeant Jay Kranyak was present to explain that a full study had already been conducted by the State of Connecticut. The sergeant was able to answer questions the board might have.

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**Sgt. Jay Kranyak**, Milford Police Traffic Division, gave a short summary of the study. He answered **Mr. Varrone's** questions about rush hour traffic on related streets, saying that without improvements, there would be a negative impact. However he said that with the addition of a traffic control signal, the negative impact would be greatly mitigated. **Mr. Nichol** said he attended the latest Police Commission meeting. He asked if a specific flow of traffic in the morning and evening rush hours had been considered in the traffic study. **Sgt. Kranyak** said they had. He confirmed that the state would have to approve a traffic light. **Mr. Nichols** asked if overstretched police staffing levels affected focus on the study. **Sgt. Kranyak** said there was a dedicated staff of 4 or 5 in Traffic with no cross-staffing between patrol divisions and traffic divisions. **Mr. Nichol** confirmed that state data was used. **Mr. Varrone** asked what the impact of additional cars would be. **Sgt. Kranyak** acknowledged that more traffic naturally creates more volume, but said the traffic control signal is warranted regardless and will benefit the whole area.

**Robert Jurasen** (Tighe Bond Traffic Engineer) returned to the podium and confirmed for **Mr. Grant** that permission had been secured to remove vegetation per the requirement of the traffic study.

**Mr. Moore** took up complaints about unsanitary odors near the proposed site. He asked if more information could be provided by the Sewer Commission. **Mr. Sulkis** said the Sewer Commission makes a decision based on a formula that is met or not, resulting in approval or denial. **Mr. Moore** expressed dissatisfaction that more information was not forthcoming. **Mr. Nichol** asked for specifics on where the pump house and sewer lines are located. **Mr. Sulkis** said it's a general policy of the city that gravity must be used in preference to pumps, therefore it would be fed into West Avenue's infrastructure. **Attorney Lynch** said this assessment was correct and that the plans had been reviewed and approved by the Sewer Commission.

**Vice Chairman Quish** opened the continuation of the public hearing with instructions to limit comment to the traffic study reviewed today.

**Favor:** None.

**Opposed:** noted below with objections listed first and speakers identified in a list. Many similar concerns were expressed by several speakers.

**New comments:** Concern that traffic study wasn't done on West Ave. Length of time that would be taken waiting at the light; location of smell emanating. Concern that West Avenue will be used by drivers seeking to avoid the traffic light. Concern about speed statistics in school zone. Concern that study was not done while school is in session and whether it extends to the Post Road. Concern over the quality of the Sewer Commission's review of the project. Concern that the volume of traffic isn't being seen from the neighborhood's perspective. Concern over lack of contiguous sidewalks for schoolchildren. Concern over lack of an emergency plan by MPD or MFD for a disaster at the Iriquois pipeline. Concern over an increase in population resulting in more crime and accidents. Concerns about narrowness of streets feeding into the complex. Concern about risks with who is responsible for affordable housing.

**Speakers**

**Paula Shurko, 26 Lucius Court**

**Carol Penta, 21 Lucius Court**

**Barbara Solomon, 30 Lucius Court**

**Mark Kliger, 33 Audubon Close** (submitted materials)

**Joseph Bogdan, 3 Audubon Close**

**Jaime Menedez 32 Lucius Court**

**Frank Ellison, 8 Lucius Court\***

*\*Speaker expressed an expectation that a letter from State Senator Slossberg's office would have been submitted in time; the clerk Ms. Greene stated she had not received it prior to the hearing.*

**Clifford Mason, 1427 Naugatuck Avenue**

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**Rebuttal**

**Attorney Lynch** said he stood by his assertion that the project was a good one and that it was in support of affordable housing for people with incomes of \$50,000-\$60,000, not low-income housing. He said there is an undertone to some of the comments that impune the potential residents of affordable housing. He reviewed the standards for approval or denial of affordable housing.

With public comment completed, **Vice Chairman Quish** asked the board to close the hearing; the hearing was closed.

**Mr. Quish** confirmed with Mr. Sulkis that a motion could be made and voted upon at the next meeting. **Mr. Sulkis** reminded the board that per the City Attorney, motions should be made in the affirmative (such that those in favor of the motion vote in the affirmative to pass the motion and those against the motion vote against the motion such that the motion fails).

- G. LIAISON REPORTS: Mr. Nichols** said he attended Police Commission. He noted that more 8-30gs are coming and that Chief Mello is concerned about staffing.
- H. REGULATION SUBCOMMITTEE:** The board voted to corrected a scriveners error for effective date of MetroStar regulation changes from 9/4 to 9/11. **Mr. Grant** noted that the Regulation Subcommittee could use another person.
- I. APPROVAL OF MINUTES:** 5 September 2017 minutes were approved.
- J. STAFF REPORT:** None.
- K. ADJOURNMENT** was at 9:00.

Attest:

M.E. Greene, Interim Clerk, Planning and Zoning Board

*Note: Minutes are not official until approved by Board vote at a subsequent meeting.*