

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD  
TUESDAY, 2 OCTOBER 2018, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:33 p.m.

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

**B. ROLL CALL**

**Members Present:** N. Austin, B. Kaligian, D. Doucette-Ginise, J. Grant, S. Marlow, C. S. Moore, T. Panzella, J. Quish, R. Satti

**Not Present:** P. Kearney

**Staff:** S. Harris, ZEO (sitting in for D. Sulkis, City Planner); M.E. Greene, Board Clerk

**C. OLD BUSINESS**

Chairman Quish asked for a motion to correct the oversight of not setting an effective date of for regulation changes approved at the 4 September meeting.

**Motion: Mr. Marlow** motioned to setting an effective date of 1 October 2018 for regulation changes approved at the 4 September meeting.

**Second: Mr. Grant** seconded.

**Discussion:** None.

**Vote:** The motion carried unanimously.

**NEW BUSINESS**

**D. PUBLIC HEARINGS**

**CLOSE BY November 6, 2018; VOTE BY December 6, 2018**

1. **566, 570-574 AND 580 Bridgeport Avenue (ZONE CDD-3)** – Petition of Chris DeAngelis for a Special Permit with Site Plan Review, and Resubdivision, on Map 25, Block 385, Parcels 11, 12, 23, 14 and 14A, of which Key Hyundai of Milford is the owner.

**Chairman Quish** recused himself; **Vice Chairman Moore** took the gavel.

**Mr. DeAngelis**, PE, Cabezas DeAngelis, LLC, Bridgeport, addressed the board. He stated that multiple lots are involved. He referred to the site survey and described previous uses of the lots, their layout, and any structures on or near them. He reviewed a June 2013 application that proposed a new Hyumndai service building, noting that the proposed plan was approved, but never built. He said in the past few years, the outer parcels were used for the dealership's overflow vehicle parking, but that the dealership had finally acquired the center parcel. He said this opened a way to more efficiently use of the abutting parcels. He reviewed the landscape plan. He said a new 13000sf addition would feature 17 service bays. He described how a portion of the space will be reconfigured as a show room and provide new amenities for employees. He noted the attendance of the architect and the president of the dealership, should the board have additional questions. He said the new proposal would be fully zoning compliant. He noted 3 curb cuts would be reduced to 2, one of which is a signalized intersection. He said the flow of cars for servicing and sales would be improved and easier for customers to follow. He noted that all City departmental approvals were obtained.

**Board Discussion: Mr. Marlowe** asked if there was a concern about the corner of the property line being so close to the corner of the old tennis building. **Mr. DeAngelis** confirmed that he had discussed their proximity with Mr. Sulkis previously. He said it met the zoning regulations and described logistical benefits. **Mr. Satti** asked about the lot consolidation. **Mr. DeAngelis** showed which lots would be consolidated and how the lot line would be adjusted.

**Motion: Mr. Marlow** motioned to approve.

**Second: Mr. Grant** seconded.

**Discussion:** None.

**VOTED WITH THE MOTION:** N. Austin, D. Doucette-Ginese, B. Kaligian, J. Grant, S. Marlow, C.S. Moore, T. Panzella, R. Satti

2. **63 Washington Street (ZONE CDD-1)** – Petition of Thomas Lynch, Esq. for Amendment to Approved Special Permit with Site Plan Review for 8-30g Project, on Map 43, Block 331, Parcel 6, of which Eight-30G, LLC, is the owner.

**Attorney Lynch**, Lynch, Trembicki & Boynton, addressed the board. He noted the attendance of William Colombo and Peter Romick. He reviewed the application of a previously approved 8-30g plan by Thomas Collucci. He said his client purchased the site and retained a new architect and surveyor. He said with the revised plan, a row of trees would be preserved and garages would be added as well as 4 more parking spaces. He said the original plan had a large dumpster, but with the garages, tenants can have

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individual trash and recycling bins, eliminating the need for large trucks coming onto the site. He said the plans were resubmitted to the Police Department's Traffic Division, and they were approved with particular attention to the improvement in parking and waste management. He said the amended affordability marketing plan was approved by the Economic Development office. He noted that the Fire Department also approved the plan, as did the City Engineer who noted that drainage was adequate and asked that concrete curbs be made condition of approval.

**Ron Wassmer, LS, CCG**, reviewed the site plans in more detail, also describing surrounding properties and their uses. He noted the driveway entering on Washington Street. He highlighted the retention of mature white cedar trees that provide a buffer from the nearby sports fields. He provided the architectural plans for townhouse style homes by Greg Grew and showed elevations.

**Board Discussion:** **Mr. Grant** asked about a snow removal area; **Mr. Wassmer** said a 40' space existed between the buildings and that the owner had a variety of snow removal equipment. **Attorney Lynch** reminded the board that a recent change to zoning regulations removed the requirement to set aside affordable units in the CDD-1 zone, but stressed that the plan provides for this.

**Chairman Quish** invited the public to speak; no one came forward.

**Mr. Satti** asked to review individual departmental approvals; **Mr. Harris** provided them. **Attorney Lynch** offered to provide additional copies; the rest of the board declined his offer.

**Motion:** **Mr. Moore** motioned to **approve with a condition of including concrete curbs**.

**Second:** **Ms. Austin** seconded.

**Discussion:** None.

**Vote:** The motion carried unanimously.

**Proposed Changes to the City of Milford Zoning Regulations proposed by the Planning and Zoning Board:**

3. Proposal #2-18 – Article 4, Sections 4.1.7.4 and 11.2 – Security Fences

**Chairman Quish** asked Ms. Greene to read a citizen's comment into the record as public comments:

**Donna Dutko**, 236 Buckingham Avenue, Re 11.2 Security Fence: *Clarify that [it] is "intended" to guard property against unauthorized entry' versus any other type of "Fence". Also all NON SECURITY FENCES over 6 feet to 8 feet should be allowed in all others zones by Special Exception.*

**Mr. Grant** said the current language never defines security fences; these changes would correct that. He said security fences would be for commercial use with barbed wire on top, but these types of fences would be prohibited in residential areas. He said that unlike commercial fences, residential fences are not meant for securing property.

**Mr. Harris** said staff feels the changes are sensible.

**Mr. Satti** noted a grammatical error to be changed.

**Board Discussion:** **Chairman Quish** asked for further comment, hearing none, he closed the public hearing.

**Motion:** **Mr. Grant** motioned to approve the amendment as presented.

**Second:** **Ms. Austin** seconded.

**Discussion:** None.

**Vote:** Motion was unanimously approved.

4. Proposal #5-18 – Article 5, Sections 5.8.13.1, 5.8.13.2 and 11.2 – Base Flood

**Chairman Quish** asked Mr. Grant to comment.

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**Mr. Grant** said the proposed language change would bring the regulations more into line with FEMA requirements. He compared FEMA requirements with the Building Code requirements. He said the goal was to clarify current definitions and create consistent terminology between FEMA and Building Code.

**Board Discussion:** **Chairman Quish** asked for further comment, hearing none, he closed the public hearing. **Mr. Harris** said staff hoped for an affirmative vote to provide consistency with FEMA rules.

**Motion:** **Mr. Grant** motioned to approve the amendment as presented.

**Second:** **Mr. Marlow** seconded.

**Discussion:** None.

**Vote:** Motion was unanimously approved.

**E. LIAISON REPORTS** None.

**F. REGULATIONS SUBCOMMITTEE UPDATE** None.

**G. APPROVAL OF MINUTES** 4 September 2018, approved, Kaligian.

**H. CHAIR REPORT** None.

**I. STAFF REPORT** **Mr. Harris** introduced **Economic Development Director Julie Nash** who asked that the board consider a self-storage moratorium. She noted the absence of a memorandum she had written and the board asked if the item could be postponed until the 16 October meeting, which Ms. Nash agreed to.

**J. ADJOURNMENT** was at 8:24.

Attest:

M.E. Greene, Board Clerk