

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 15 OCTOBER 2019, 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:** Nancy Austin, John Grant, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl S. Moore, Tom Panzella

**Not Present:** Jim Kader, Jim Quish, Robert Satti

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

**Vice Chairman Moore** said he would stand in for Chairman Quish.

**C. OLD BUSINESS: None**

**D. NEW BUSINESS**

**CLOSE BY NOVEMBER 19; VOTE BY DECEMBER 19, 2019**

1. **302 Woodmont Rd** (Zone ID) Petition of Barry Knott, Esq., for a Special Permit with Site Plan Review for a AAA Auto Club office, dispatch center, and fleet maintenance facility on Map 91, Block 89, Parcel 3 of which Progressive Insurance is the owner.

**Attorney Knott**, Knott, Knott & Dunn, 1656 Main St, Stratford, handed out materials and began his remarks representing contract buyer AAA Northeast, 186 Narragansett Blvd, Portsmouth, RI. He noted the presence of Mark Shaw, board chair of AAA Northeast. He referred to an aerial photo of 302 Woodmont, noting its industrial zoning. He said no residences are close to this site and that AAA would not make alterations to the building or parking lot. He reminded the board of his presentation in May regarding Rowe Ave; which the board approved. He said the Woodmont Avenue site is larger and more advantageous to the proposed use. He reviewed the configuration of the existing building and the parking spaces, including staff offices, dispatches, and training areas. He said the 4 truck bays will be used by AAA mechanics both for repair and training of new mechanics. He said no non-AAA vehicles will be serviced on the site. He reviewed portions of the building by use. He talked about a future use incorporating the current Milford AAA site activities as well as possibly reinstating DMV services once offered. He described staggered working shifts for the anticipated 120 employees, alleviating potential traffic. He contrasted the lack of residential abutters and the opportunity of using an existing site that is currently not in use, pointing out the potential benefits to the City of Milford. He noted that the various City departments have signed off.

**Mr. Sulkis** summarized the application for repurposing the existing site, noting that the building was constructed in 2007 and meets all current zoning requirements.

**Vice Chairman Moore** closed the hearing.

**Motion: Mr. Marlow** moved to **approve as presented** the Petition of Barry Knott for a Special Permit with Site Plan review for a AAA Auto Club office, dispatch center, and fleet maintenance facility on Map 91, Block 89, Parcel 3 of Which Progressive Casualty Insurance company is the owner.

**Second: Mr. Grant** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

2. **2 Broad Street** (Zone MCDD) Petition of Thomas Lynch, Esq., for a Site Plan review for a proposed cafe on Map 54, Block 402, Parcel 8 of which 2-4 Broad St, LLC is the owner.

**Attorney Lynch**, Lynch, Trembicki & Boynton, 63 Cherry St, addressed the board. He noted the presence of his client Stephanie Howard and architect John Wicko. He said Site Plan approval was required for the change of use. He also noted that because the proposed use is in the MCDD zone, shared parking requires additional approval of adequacy. He said the restaurant will have a sports bar theme. He noted the presence of building owner Mark Pucci, saying the owner wishes to renovate the building. He reviewed the restaurateur's business background. He said the only exterior work would be updating the façade and providing for kitchen exhaust. He reviewed a ZBA approval waiving the distance requirement for a café use.

**John Wicko**, AIA, 58 Prospect St, noted an easement for a grease trap. He said 51 parking spaces were being requested throughout the downtown parking area. He noted that a sign permit would be requested but that the sign would be smaller than is permitted. He said sidewalk seating separated from foot traffic with railings and greenery was planned for mild weather. He said a new egress stair would be provided. He described additional detail about the kitchen venting with the vent going either through the roof or the rear of the building. He reviewed a survey by CCG. He reviewed the floor plan of the site. He said 33 seats would be on the first

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floor, including the bar. He said the kitchen was relatively small and accessed through a hallway. He showed elevations featuring added windows and an updated façade.

**Mr. Sulkis** asked if the exhaust fan would be removed from the Factory Lane side; **Mr. Wicks** said it would vent out the rear of the building. **Mr. Sulkis** asked if entertainment would be provided. **Mr. Wicks** asked Ms. Howard to respond.

**Stephanie Howard**, Instant Replay restaurant owner, said there was no focus planned on entertainment except sports, but she could foresee a possibility for future karaoke or live music.

**Mr. Marlow** said he had walked by the building and was glad the fan would not vent onto the street. He asked **Mr. Sulkis** about the sidewalk seating regulation; **Mr. Sulkis** said clearance of 4' between seating area and street was needed. **Mr. Wicks** said because people congregate to cross the street at the corner, there would be extra clearance in that area.

**Motion: Mr. Kaligian moved to approve with conditions** the Petition of Thomas Lynch, Esq., for a site plan review for a cafe on Map 54, Block 402, Parcel 8 of which 2-4 Broad St LLC is the owner.

**Conditions: Installation of external grease trap, exhaust system to be in the rear of the building, and a finding of parking adequacy.**

**Second: Mr. Marlow** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

3. **20 Bayshore Dr** (Zone R-5) Petition of Gina Badalamenti for release of the attic stair approval condition recorded July 23, 2013 in Volume 3547, Page 553 of the Milford Land records on Map 29, Block 585, Parcel 6 of which Gina Badalamenti is the owner.

**Mr. Sulkis** said this was an administrative item.

**Mr. Griffith**, DPLU Director, addressed the board, providing background on previous zoning regulations dealing with the occupancy and access to attics. He noted that the board changed the regulations in 2016 to deal only with building height. In this case, there was a condition recorded in 2013 on the land records that the attic never be improved. He said the owner wished to remove the restrictive language from the land records; he further stated that the city attorney approved the proposed language to do so.

**Motion: Mr. Marlow moved to approve as presented** the petition of Gina Badalamenti for release of the attic stair approval condition recorded July 23, 2013 in Volume 3547, Page 553, of the Milford Land records, on Map 29, Block 585, Parcel 6 of which Gina Badalamenti is the owner.

**Second: Mr. Grant** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**E. Public Hearings**

CLOSE BY NOVEMBER 19; VOTE BY DECEMBER 19, 2019

1. **34-40 Gulf Street** (Zone SFA-10) Petition of Thomas Lynch Esq. for a Special Permit with Site Plan Review for development of 12 units of housing under CGS 8-30g on Map 66, Block 813, Parcels 10 & 11, of which 296 LLC is the owner.

**Attorney Lynch** addressed the board. He introduced 296 LLC principal Angelo Lisi, and described the project as Phase 3 of the overall development. He said 4 dilapidated houses were removed for this project and replacement with modern housing provided an enhancement for the area. He noted the presence of Ron Wassmer, PE, and David Spear, Traffic Engineer, to answer questions. He described the living space for the units, noting that the application was filed under Section 8-30g. He said the Affordability Plan was reviewed by Sheila Dravis and described the rents at the affordable and market rates. He noted approvals by City Departments, including review of the traffic report by the police commission. He noted that infrastructure improvements for gas and sewer has already been put in place.

**Ron Wassmer**, PE, CCG, 58 Research Drive, reviewed the site plan, floor plans, elevations, and other property features. He noted that the same design by architect Greg Grew would be used as had been for the other buildings. He responded to comments from the City Engineer regarding dumpsters and visitor parking.

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**David Spear**, DLS Engineering LLC, 14 Brent Rd, Windsor, said he built the current assessment based on previous calculations captured for the existing buildings. He said trip generation from the building would be minimal, but the study was done because of the nature of the 8-30g application. He said sight line safety requirements were met.

**Attorney Lynch** reminded the board that the zoning was SFA-10, near MCDD, and was appropriate based on the POCD to develop residential projects downtown.

**Mr. Sulkis** said the project was under review by the City prior to the current 8-30g moratorium. He summarized the project.

**Vice Chairman Moore** asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, he closed the hearing and asked for a motion.

**Motion: Mr. Panzella** moved to **approve as presented** the Petition of Thomas Lynch, Esq., for development of 12 units of housing under CGS 8-30g on Map 66, Block 813, Parcels 10 & 11 of which 296 LLC, is the owner.

**Second: Mr. Kaligian** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

2. **50 Daniel Street** (Zone MCDD) Petition of Thomas Lynch, Esq., for a Minor Amendment to a Special Permit for a patio addition on Map 54 Block 399 Parcel 6, of which Conine Associates, LLC is the owner.

**Attorney Lynch** addressed the board. He noted that the owner, Richard Conine was present. He reviewed the growth of Mr. Conine's business on the site. He reviewed studies and activity such as dredging that underscored the City's desire to provide citizens to with enjoyable access to the riverfront. He said that over the summer Mr. Conine secured permission from the Inland Wetlands Agency to install a fountain in the area near the restaurant. He described a 520 sf addition that would bring dining right to the edge of the river and provide an unobstructed view from the restaurant to the harbor. He said the property is in the MCDD, and the addition would result in a small increase in the need for shared parking. He said Stonebridge has 38 parking spaces on site and that the restaurant is also in close proximity to the parking garage approved for the MetroStar building on River Street. He said the plans were approved by City Departments.

**Ron Wassmer**, PE, addressed the board. He submitted photos of the building taken from the opposite side of the river. He showed the current footprint of the building and how it would change with the expansion.

**Vice Chairman Moore** asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, he closed the hearing and asked for a motion.

**Motion: Mr. Marlow** moved to **approve with a condition** the Petition of Thomas Lynch for an amendment to the Special Permit with Site Plan Review to construct a patio expansion on Map 54, Block 399, Parcel 6 of which Richard Conine is the owner.

**Proposed Condition: Parking adequacy is met.**

**Second: Ms. Austin** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

**F. LIAISON REPORTS**

**G. SUBCOMMITTEE REPORTS** **Mr. Marlow** said the POCD met this evening; he acted as chair and the current plan is under review.

**H. APPROVAL OF MINUTES – 9/17/2019**

**I. CHAIR'S REPORT – None.**

**J. STAFF REPORT – None.**

**K. ADJOURNMENT** was at 8:55.

Attest:

M.E. Greene

New Business, not on the Agenda, may be brought up by a 2/3's vote of those Members present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.