

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD WEDNESDAY 3 NOVEMBER 2021, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:00p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: N. Austin, J. Castignoli, J. Kader, B. Kaligian, P. Kearney, J. Mortimer, J. Quish, R. Satti

Not Present: C.S. Moore, M. Zahariades

Staff: Joe Griffith, DPLU Director, David Sulkis, City Planner; Meg Greene, Rec. Sec'y

C. NEW BUSINESS

CLOSE BY JANUARY 6, 2022

- 1) **57 Shell Avenue** (Zone R-7.5) Petition of Codespoti & Associates, P.C. for a Coastal Area Site Plan Review to construct a single-family residence at Map 27, Block 444, Parcel 9 of which Randi J. Silverman is the owner.

Attorney Kevin Curseaden, 3 Lafayette Street, addressed the board. He said the existing house would be demolished if approval was granted. He said the proposed new house would be set back further from the street and was slightly larger than the current house. He said DEEP has reviewed the plans, which had been revised to address their comments, and that the Inland Wetlands Agency had also reviewed the plan and had no interest.

Mr. Satti asked if the signed and sealed plans had been delivered to the Planning and Zoning Office and Attorney Curseaden said they had.

Mr. Satti moved to approve as presented the petition of Codespoti & Associates, P.C. for a Coastal Area Site Plan Review to construct a single-family residence at Map 27, Block 444, Parcel 9 of which Randi J. Silverman is the owner.

Second: **Mr. Castignoli** seconded.

Discussion: None.

Vote: Motion carried unanimously.

D. PUBLIC HEARINGS

CLOSE BY JANUARY 7, 2022; VOTE BY FEBRUARY 11, 2022

1. **4 Oxford Road** (Zone LI) Petition of Fernando Pastor for a Special Exception to allow live-work units at Map 102, Block 702, Parcels 4D-1, 4D-3, 4D-7 and 4D-8 of which David E. Barnes is the owner.

James Sakonchick, PE, LS, President, Kratzert, Jones & Associates, Inc., Cheshire, addressed the board. He shared a screen depicting a tenant in the building with a music studio and described why he thinks the units at the site are suited to a live/work use. He said the building elevations change along the length of the building and that these units will adapt well to smaller uses. He said a raised flower bed would delineate each unit rather than a rain garden. He used the example of his musician son and his visual-artist daughter-in-law as being the type of tenants who would be attracted to the complex. He shared a site plan for the property. He identified the units he wished to convert to live/work use. He said that if approval was granted, he would provide additional detail to satisfy planning, engineering, fire, and all other relevant city departments. He said another goal would be to incorporate gardens and other residential type features into the complex. He presented preliminary architectural drawings. He showed an elevation drawing of the stepped building design. He said he had verbally verified that comments by the City Engineer were addressed.

Ms. Kearney asked for an explanation of how the units were to be made livable. **Mr. Sakonchick** said buildings must be sprinklered and that a portion of each unit set up for kitchen, bathroom, and bedroom use with a wall separating the front workspace from the back living space.

Mr. Pastor, Marsh Hill Condo Association, LLC, discussed the current configuration and the layout of specific units with **Ms. Kearney**, saying that square footage per unit would be around 800 to 1000. He said the live/work concept is not new, but is seen in many urban areas worldwide, and that the pandemic has underscored the need for more live/work options. They discussed parking layouts. **Mr. Mortimer** asked if 40% of the space would be the work area; **Mr. Pastor** said that this would typically be the case. **Mr. Kader** asked if there would be a requirement that tenants be an artist or artisan. **Mr. Pastor** said he didn't think he could discriminate on that basis, but marketing would be targeted to artists or others who solo professionals such as engineers. **Mr. Castignoli** asked if the use had been allowed elsewhere in the city; **Mr. Sulkis** said it had not. **Mr. Pastor** said the use had been approved in New Haven and Manchester, but it later emerged that the New Haven use required a zone change. **Chairman Quish** noted the provision in Milford's Limited Industrial (LI) zone that allows caretakers to the exclusion of other residential uses; **Mr. Salomonchick** said the application intended to expand on the concept of the caretaker. **Mr. Kader** asked if LI zones would be

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encroached upon excessively; **Mr. Sulkis** said there is a great deal of LI property in the city, so no real risk existed. He said that each LI-zoned area has its own characteristics, for example, Woodmont Road has many single-story complexes, while others feature different types of structures. He said this is the first application that has asked for a specific live/work use. **Ms. Kearney** asked if Quirk Road was typical, **Mr. Sulkis** said it is. **Mr. Satti** asked how many buildings are being proposed; **Mr. Salanchick** said 5 buildings with 14 dwelling units. **Mr. Satti** said dwelling units are prohibited in this zone and asked why the application had been put forward when several open issues had not been addressed. **Mr. Mortimer** said he found an artisan village an interesting idea but was concerned about the impact on the LI zone. **Mr. Castignoli** asked that the items be tabled to allow receipt of more information and sufficient time for the board and public to consider it.

Chairman Quish asked for public comment. Hearing none, he closed the hearing.

Mr. Castignoli *moved to table* to provide time to read a more complete file.

Second: **Mr. Mortimer** seconded.

Discussion: None.

Vote: Motion carried unanimously

2. **1646 Boston Post Road** (Zone CDD-5) Petition of Permit Advisors Inc. for a Special Exception for an urgent care medical clinic at Map 109, Block 804, Parcel 9 of which B L R Realty Company is the owner.

Matt Sanderleaf, construction manager for Hartford Healthcare-GoHealth, 555 Glenridge Connector, Atlanta, GA, addressed the board. He said there was a 50-50 ownership between Hartford Healthcare and GoHealth. He described the allocation of responsibilities between the owners and the range of services proposed for the center. He said the design of the center sets this type of office apart from other urgent care centers. He said the former tenant was a beauty salon. He provided a floor plan and offered consultation with design professionals who were present for questions. He described the types of activities to be conducted on the site, featuring exam rooms, labs, waste handling, and prohibition of narcotics on site. He showed a screen of an app that outlines wait times for various facilities in their offices. He provided a score for customer satisfaction.

DISCUSSION

Mr. Castignoli asked why the Special Exception was required; **Mr. Sulkis** said it happens when a use is not specifically permitted or prohibited in the regulations. **Mr. Sanderleaf** said proximity to food stores in a plaza makes it convenient for shoppers to seek medical care. **Ms. Kearney** noted a similar arrangement in an Orange shopping center. **Mr. Sulkis** said applications for similar centers are to be expected. **Mr. Sanderleaf** said his company specifically targets shopping centers and that typical time in the office was 20 minutes. **Mr. Satti** said he was concerned about how congested that parking lot is and whether an ambulance could access the site, if needed. He asked what the plan was if a patient needed ambulance transport. **Mr. Sanderleaf** said such an event is typically handled through the front door, but a back door was a possibility. **Mr. Satti** asked Mr. Sulkis why other departmental reports weren't included. **Mr. Sulkis** said the building is already there and the same parking ratio exists for this use as for retail, so the current building matches baseline conditions for healthcare. **Mr. Castignoli** also expressed concern about ambulance access. **Ms. Austin** noted that the fitness club Orange Theory might also create situations that require emergency access in that plaza. **Mr. Sulkis** said that since the plaza had been built within the last 20 years, it had been thoroughly vetted by all relevant departments. **Mr. Mortimer** asked about fire lanes and parking spaces. **Mr. Sulkis** shared a plan for the parking lot.

Mr. Castignoli *moved to approve as presented* the petition of Permit Advisors Inc. for a Special Exception for an urgent care medical clinic at Map 109, Block 804, Parcel 9 of which B L R Realty Company is the owner.

Second: **Ms. Austin** seconded.

Discussion: **Mr. Satti** said he appreciated the completeness of the plans.

Vote: Motion carried unanimously.

3. **LIAISON REPORTS**—None.
4. **SUBCOMMITTEE REPORTS**—The POCD Subcommittee has chosen a consultant; **Mr. Sulkis** said he is vetting recommendations prior to issuing a contract. **Chairman Quish** the Regulations Subcommittee would meet again in December.
5. **APPROVAL OF MINUTES—10/19/2021** minutes were approved with abstentions from **Mr. Kader** and **Ms. Austin**.
6. **CHAIR'S REPORT** – **Chairman Quish** congratulated reelected board members. He said the board was sad to lose Peggy who didn't stand for reelection. **Mr. Satti** asked if a plan was in place for providing board training per the recently adopted and soon-to-be-implemented statute changes, noting substantial revision to zoning laws. He also asked that an item be added to the agenda to discuss holding public meetings in person as opposed to remotely. **Mr. Sulkis** said he had received no updates

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from Health Department but noted that the Zoning Board of Appeals had met in person for several months and reverted to online meetings due to the difficulty of hearing masked speakers clearly. **Ms. Austin** expressed her strong preference for in-person meetings and said the Alders and Board of Education were managing public meetings. **Mr. Mortimer** said he would prefer to see if hybrid meetings could be held. **Mr. Griffith** said the idea had been researched, but the result was that hybrid capability would require technical upgrades that were not being pursued now.

J. **STAFF REPORT** - None.

K. **ADJOURNMENT** was at 8:26.

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.