

## PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 1 DECEMBER 2020, 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, C.S. Moore, J. Quish, R. Satti, M. Zahariades

**Not Present:**

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

**Chairman Quish** said Item 5 would not be heard until the 12/15 meeting. He noted that the Item 1 had previously been a public hearing on an exceptions basis because one is not required for a site plan review.

### C. NEW BUSINESS

**125-135 Broad Street-(Zone MCDD)**- Request for a finding of parking adequacy for 19 shared parking spaces where 178 spaces are provided for a proposed restaurant, on Map 54, Block 394, Parcel 14 of which Metro 135 LLC is the owner.

**Robert Smith**, MetroStar 135 LLC, 41 Cherry Street, described plans for an upscale restaurant on the premises, saying the application was for an amendment to the previously approved site plan review. He asked that the required additional parking adequacy be granted based on release of parking from daytime use.

#### DISCUSSION

**Mr. Mortimer** conferred with **Chairman Quish** about shared parking with 2 uses; the chairman said most downtown restaurants have parking waivers.

**Mr. Satti moved to approve** the Petition by Metro 135, LLC, for an amendment to the site plan for a finding of parking adequacy for 19 shared spaces where 178 are provided for a proposed restaurant on Map 54, Block 394, Parcel 14 of which Metro 135 LLC is the owner.

**Second: Mr. Castinoli** seconded.

**Discussion:** None.

**Vote: Motion carried unanimously**

### D. PUBLIC HEARINGS:

**HEAR BY JANUARY 21, 2021; CLOSE BY FEBRUARY 25, 2021; VOTE BY MAY 1, 2021**

- 1) **37 Blair Street** (Zone R-5) – Petition of William Piacitelli for a Special Permit and Coastal Area Site Plan Review to construct a single-family dwelling on Map 27, Block 452, Parcel 10, of which William Piacitelli is the owner.

**Mr. Piacitelli** addressed the board. He said that because his deck is within 25' of the mean high-water mark, he needed a Special Permit in addition to his Coastal Area Management review.

**Mr. Sulkis** summarized the application. He said the Inland Wetlands Agency required a rain garden, but no adverse environmental impacts were expected.

#### DISCUSSION

**Mr. Kader** asked for detail on the proximity of the deck to the shoreline. **Chairman Quish** confirmed with **Mr. Sulkis** that proximity to Mean High Tide line is the only thing that triggered the need for a Special Permit. **Mr. Mortimer** confirmed with **Mr. Sulkis** that no environmental impacts were anticipated.

**Chairman Quish** asked for public comment. Hearing none, he closed the hearing and asked for a motion.

**Mr. Satti moved to approve as presented** the Petition of William Piacitelli for a Coastal Area Site Plan Review to construct a single-family dwelling on Map 27, Block 452, Parcel 10, of which William Piacitelli is the owners

**Second: Ms. Castignoli** seconded.

**Discussion:** None.

**Vote: Motion carried unanimously.**

- 2) **535-543 Plains Road** (Zone R-18 and R-30) – Petition of Kevin Curseaden, Esq. for a change of zone on Map 62, Block 928, Parcel 8, of which Patricia J. McAndrew is the owner.

**Attorney Curseaden**, 3 Lafayette Street, addressed the board. He said Dan Thornberg,, business partner and co-applicant was present. He said the applicants were contract purchasers and that the parcel was problematic because a parcel was split between 2 zones—R-30 and R-18. He said that he and the City Planner agreed that the zoning map was probably drawn up incorrectly due to some type of scrivener’s error during a zone change from R30 to R18 because zones seldom go through a single parcel intentionally. He noted that the properties on the displayed map are consistent in size with an R18 zone. He said the request was to ensure that the entire property an R-18 zone. He said bifurcated property is difficult to develop and could be considered a hardship. He said his client would provide subdivision survey if the zone change were approved. He said 4 to 7 lots might be produced based on what the engineering and other agency issues arose.

**Mr. Sulkis** said the change was discretionary for the board and that the petitioner had submitted all abutter notification.

#### DISCUSSION

**Mr. Quish** asked how many houses might be developed if the change were not made. **Mr. Sulkis** said he could not say for sure without a survey except to note that R18 potentially would allow for more houses. **Mr. Satti** confirmed that the request was to make the entire parcel R18 and asked if 539 Plains Road would be part of the change; **Attorney Curseaden** replied that it would not. Attorney Curseaden and **Chairman Quish** discussed abutting zones.

#### FAVOR

**Michael Bulkley**, 11 Haystack Road, said he was an abutter to the property and expressed support because the properties could use updating, which would benefit the neighborhood in general.

**Thomas Lynch**, 63 Cherry, said in his capacity to speak as attorney for Mrs. McAndrew, his client is in favor of the application. He agreed that the line on the zoning map is likely a mistake. He said there are currently 4 families living on the site and as such, there would not be any great increase in the number of homes on the parcel.

**Chairman Quish** asked for public comment. Hearing none, he closed the hearing. **Mr. Mortimer** confirmed that there are 3 older buildings on the site. **Chairman Quish** asked for a motion.

**Mr. Satti moved to approve as presented** the Petition of Kevin Curseaden, Esq. for a change of zone on Map 62, Block 928, Parcel 8, of which Patricia J. McAndrew is the owner, with an effective date of December 18, 2020.

**Second: Ms. Austin** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

*Being that the meeting was about halfway through the agenda, **Mr. Sulkis** and **Chairman Quish** reminded attendees of the postponement of last item.*

- 3) **1314 Naugatuck Ave** (Zone R-18) – Petition of Kevin Curseaden, Esq. for a proposed 6-lot subdivision on Map 51, Block 937, Parcel 1, of which White Oaks Terrace, LLC is the owner.

**Attorney Curseaden**, 3 Lafayette Street, addressed the board. He said White Oaks Terrace, LLC, is the contract purchaser of the parcel. He shared an existing conditions survey featuring structures that were recently removed. He described the location of the site and said the house was very old and had been run down and overgrown by vegetation. He said it was a straightforward subdivision application for 6 parcels. He said engineer Ron Wassmer was available for questions and all notices were made.

**Ron Wassmer**, PE LS, 158 Research Drive, described the parcel in detail, saying the lot was level, that sewer connections and curbing would be provided, and that drainage and landscaping would be improved. He showed a drawing of the 6 proposed lots with topography and houses indicated. He referred to the utility plan and placement of new hydrants per the Milford Fire Department, as well as road improvements along Naugatuck Ave and West Rutland. He noted a stone wall that will remain along with several trees plus replacement of street trees. He said the proposal is for a conforming subdivision and incorporates change requested by the city engineer.

**Mr. Sulkis** shared his report, noting a need to specify the street trees to be installed. He said conditions of approval could include comments from the city engineer.

**FAVOR**

**Christopher Carveth**, Esq., 26 Cherry St, said he represented the executor of the property's estate and asked for favorable consideration.

**Chairman Quish** asked for public comment. Hearing none, he closed the hearing and asked for a motion.

**Mr. Satti moved to approve with the following modifications** the Petition of Kevin Curseaden, Esq for a proposed 6-lot subdivision on Map 51, Block 937, Parcel 1, of which White Oaks Terrace, LLC is the owner.

**Conditions:**

- 1) The applicant shall update the landscape plan to provide specific tree details in compliance with 5.14.
- 2) The recommendations of the City Engineer in his letter dated 11/5/20, regarding work in the public right of way, letters A-F shall be addressed by the applicant.

**Second: Ms. Austin** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

- 4) **127 Boston Post Road** (Zone CDD-1) Petition of Thomas Lynch for a Special Permit with Site Plan Review and Lot Consolidation for a proposed automotive dealership on Map 43, Block 331, Lots 2, 3,14, and 15 of which Jordan realty LLC and Perkins Family Partnership LLC are the owners.

**Attorney Lynch**, 63 Cherry Street, addressed the board. He said introduced members of the development team. Jeff Borg of Bohler Engineering, and Sharon Charwick of HFA Architects in Massachusetts. He said the project will create a new-state-of-the-art facility for Perkins Subaru because the current dealership is very overcrowded. He said the facility will create the largest Subaru dealership in New England. He said the property combines 4 parcels of land in the CDD1 zone, which allows car dealerships with board approval. He said the parcel had been headquarters of the Beard Concrete with buildings fronting on Washington St. German Plaza and was purchased by the Perkins Family Partnership. He said all zoning requirements have been met with comments by the city planner and city engineer incorporated. He said the building would be 1 story plus a mezzanine with over 62,000 sf of space and 460 parking spaces, far exceeds requirements for storage and display of autos for sale. He said the current number of employees and current hours will be unchanged, and that all city departments had reviewed and approved the plans. He said Police Department traffic approvals were given and noted that the traffic lights and infrastructure developed for the Big Y store are already present and ready to support this project. He said the project had been extensively vetted and approved.

**Jeff Bord**, PE, Bohler Engineering, Rocky Hill, described the property, abutting property, and some general characteristics of the parcel. He showed a colorized version of the site plan and thanked city staff for the level of collaboration in planning. He said work on Bridgeport Avenue is subject to CT Department of Transportation approval but closing curb cuts is likely to meet with their approval. He said sidewalks would be end-to-end on Bridgeport Avenue and Washington Street. He described a 10' buffer strip that encompasses the entire site, allowing space to park the cars behind landscaping. He said car carriers can safely enter and exit in several ways. He said a vinyl fence will tie in with the nearby skate park fences. He said there would be electric car service bays, described signage and traffic safety features. He said a pylon sign would be installed along Bridgeport Avenue and monument sign on Washington. He said a small area in the northeast corner commemorates Beard family history on the site. He said shade and perimeter trees exceeded requirements for interior landscaping, ground covers, and shrubs near the entrance. He said the lighting featured slim LED fixtures that met dark sky requirements. He reviewed the utility and storm water drainage plans with additional separation to support car cleaning. He said the stormwater management would clear any drains that are clogged now, and that future water would be redirected to be treated, exceeding requirements for clean water discharge. He described erosion control and tracking pads to be used throughout construction activity.

**Sharon Charwick**, HFA Architecture and Engineering, Franklin, MA, presented floor plans and elevations, including a 6000-sf showroom with adjacent customer lounge. She said the building had 39 service bays plus extra bays, storage, and locker rooms. She said the mezzanine level has conference rooms and a walkway over the showrooms. She showed elevations of curtain walls featuring glazing and energy-efficient aluminum, noting that most of the building is composite material with a metallic silver color and Subaru-blue highlights. She reviewed the various sides of the bldg. emphasizing its durability, ease of cleaning maintenance, and energy efficiency. She said the plan was sensitive to the adjacent residential neighborhood, resulting in a lower profile, as well as noting that all sides of the building provide something everyone would want to look at. She pointed out windows on all sides to achieve natural daylight and views.

**Attorney Lynch** praised the presentation, saying it reflected the time and effort put in by the project team and city personnel.

**Mr. Sulkis** read his summary, which was consistent with the presentation.

DISCUSSION

**Mr. Satti** said he liked presentation but worried about how cars waiting for service would affect traffic. **Mr. Bord** pointed out 9 stacking bays with 12 internal spaces arranged such that cars will not wait to get into service bays. **Mr. Satti** asked about drainage to Washington Street. **Mr. Bord** said a series of catch basins get water throughout site the water and that the water is retained and discharged underground where it is attenuated before entering the city's sewage system. **Ms. Austin** discussed with **Mr. Bord** the way car deliveries would enter and exit the site. **Mr. Mortimer** asked how often deliveries are anticipated; **Michael Comey**, Subaru New England, said the site would receive 3 deliveries a week, always during the day or early evening. **Chairman Quish** and **Attorney Lynch** discussed how the project had tried to minimize impacts to nearby residential areas. **Mr. Comey** said his company owns all the car carriers that will run the car deliveries, and that it features an all-new fleet and longtime employees with drivers reporting to him. He assured quick resolution of any issues that might arise.

**Chairman Quish** asked for public comment. Hearing none, he closed the hearing and asked for a motion.

**Mr. Kader moved to approve** the Petition of Thomas Lynch for a Special permit with site plan review and lot consolidation for a proposed Automotive dealership on Map 43; Block 331; Lots 2,3,14,15 of Which Jordan Realty LLC and Perkins Family Partnership LLC are the owners.

**Ms. Austin** added a condition, which **Mr. Kader** endorsed:

**Condition:** The applicant shall satisfy the conditions of the City Engineer as described in his letter dated 11/30/20.

**Second:** **Ms. Kaligian** seconded.

**Discussion:** None.

**Vote:** Motion carried unanimously.

- 5) 161 West Rutland Road (Zone R-30) Petition of Thomas Lynch for a 14-lot Re-subdivision on Map 63, Block 928, Parcel 11 of which Theresa A. Piccioli is the owner. **POSTPONED**

E. OLD BUSINESS – None

F. NEW BUSINESS – None

G. LIAISON REPORTS–

H. SUBCOMMITTEE REPORTS– **Chairman Quish** said the POCD and the Regulation Subcommittees might reschedule from the 12/15 meeting if the agenda became full.

I. APPROVAL OF MINUTES—11/17/2020 minutes were approved unanimously.

J. CHAIR'S REPORT -None.

J. STAFF REPORT – **Mr. Sulkis** displayed the 2021 proposed meeting schedule, requiring a vote to adopt. **Ms. Kearney** motioned to adopt it; **Ms. Austin** seconded, and the calendar was adopted unanimously.

K. ADJOURNMENT was at 8:46.

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.