

PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD TUESDAY 6 DECEMBER 2022, 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, E. Hirsch, J. Kader, B. Kaligian, C.S. Moore, J. Mortimer, J. Quish, R. Satti, M. Zahariades

Not Present:

Staff: D. Sulkis, City Planner; M. Greene, Rec. Sec'y

Chairman Quish announced that the agenda item for 589 Bridgeport Avenue had been withdrawn.

C. NEW BUSINESS—NONE

D. PUBLIC HEARINGS

CLOSE BY JANUARY 11, 2023; VOTE BY MARCH 17, 2023

- 1) **470 Boston Post Road** (Zone CDD-1) Petition of Gold Coast Realty LLC for a Special Permit to expand a service center building at Map 064, Block 950, Parcel 9, of which Gold Coast Realty LLC is the owner.

Raymond Paier, PE, VP Engineering, Westcott and Mapes, 142 Temple Street, New Haven, addressed the board. He shared the site plan and described the placement of the connector for the service center expansion. He said the current single overhead-door access to the servicing area created safety problems, whereas the addition provided a 3-bay access system for better distribution and queuing of vehicles. He emphasized that the addition provided queuing capacity rather than a garage function and that all service processes remaining in their current configuration. He provided detail on the size of the additional and said the façades would match the existing Toyota scheme. He said zoning requirements for setbacks and parking had been met and that the project would reduce current hardscape of 1600 sf. He noted timber-clad steel guard rails for safety and to protect a lawn area. He said the city engineer was satisfied with storm water requirements and the fire marshal granted approval for safety easements of emergency vehicles. He said wetlands were not affected and noted signoff by the Inland Wetlands Agency.

Mr. Satti asked if 470 and 480 Boston Post Road were both owned by the same entity; they are. He expressed concern about trucks entering High Street, but **Mr. Paier** said the High Street access is secondary with all main entrances and egresses located on the Boston Post Road. **Mr. Satti** noted 2 new landscaping plans with a revision date of 11/30/22, which **Mr. Paier** acknowledged.

Mr. Sulkis provided his administrative summary, which was consistent with the presentation, noting that the project was substantially zoning compliant.

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 Gold Coast Realty LLC for a Special Permit with Site Plan Review to expand a service center building at Map 064, Block 950, Parcel 9, of which Gold Coast Realty LLC is the owner; modification of the overall site plan OS1 to include landscaping islands in a parking lot as shown on sheets L-1 and L-2, dated 11/30/22.

Second: Mr. Castignoli seconded.

Discussion: None.

Vote: Motion carried unanimously.

E. OLD BUSINESS

F. LIAISON REPORTS—None.

G. SUBCOMMITTEE REPORTS— **Chairman Quish** said POCD met last week; regulation subcommittee will meet next Wednesday.

H. APPROVAL OF MINUTES—11/30/2022 minutes were approved unanimously.

I. CHAIR'S REPORT – None but the chair thanked board members and staff for a year of hard work.

J. STAFF REPORT - None.

K. ADJOURNMENT was at 7:21.

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.

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