

**MINUTES OF THE PLANNING & ZONING BOARD
HELD TUESDAY, DECEMBER 18, 2007; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

Chairman John Ludtke called to order the meeting of the Planning and Zoning Board at 7:38 p.m.

A. ROLL CALL

Members Present: Mark Bender, Jeanne Cervin, Mark Lofthouse, Kevin Liddy, Frank Goodrich, Pat Champney, Nanci Seltzer, John Ludtke, Chairman, Jack Jansen (7:42).

Staff: David Sulkis, City Planner; Phyllis Leggett, Board Clerk

B. PUBLIC HEARINGS HELD NOVEMBER 20, 2007; exp. 1/25/08

1. **YALE AVENUE (LYNN ACRES) (ZONE 12.5)** Petition of George Adams, III, Esq. for resubdivision approval on Map 39, Block 602, Parcel 10B and a Portion of Parcel 11, of which Russell W. Watrous (lot 10B) and Robert and Alice Renzoni (Lot 11) are the owners.

Mr. Goodrich: Made a motion to Deny Without Prejudice as written by Staff.

Ms. Seltzer: Second.

Mr. Goodrich: Evidence that the storm water drainage has not been accurately calculated. That is the main reason for denial. More engineering needs to be done.

Seven members voted in favor. Motion to Deny Without Prejudice was approved. (Jack Jansen abstained from voting because he arrived late and had not heard the discussion).

2. **PROPOSED TEXT AMENDMENT – Section 3.12 (ZONE HDD)**
Discussion of proposed change to Section 3.12 of the zoning regulations pertaining to transfer stations and recycling facilities.

Mr. Sulkis: Item should not have been on the agenda. Took the Board's guidance at the last meeting and is working on the changes. Will present them at a future board meeting.

C. NEW BUSINESS

3. **283-303 NAUGATUCK AVENUE (ZONE CDD-2)** Petition of Leo Carroll, Esq. for a Minor Amendment to a Special Permit to add three additional visitor parking spaces on Map 15, Block 244, Parcels 1A & 2, of which Naugatuck Avenue Properties, LLC is the owner.

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Kevin Curseaden, Esq., Stevens, Carroll & Carveth, 26 Cherry Street, Milford. Application is for a minor amendment to add three visitor parking spaces for a project previously approved as a result of an agreed upon stipulated settlement. Gave the history of the original application and the appeal that took place. The applicant had agreed to reduce the approved number of units from 21 to 19. As a result of that reduction there was some additional space on the site and the owner and the applicant thought it would be a good idea to put three additional visitor spaces. At this time there is only one visitor's space and a handicapped space. Would like to add the spaces to relieve some potential congestion on the site in the future.

Ms. Cervin: Asked if a tree had been removed and if there was a change in the landscape plan to provide for the new spaces.

Mr. Curseaden: Not having the plan in front of him, he could not confirm that there was a tree in the original plan.

Mr. Sulkis: The original plan had a building on it. Whatever landscaping that is there now is a bonus over what was originally there. Upon approval of the Board, the applicant would landscape the area with bushes or shrubbery.

Ms. Seltzer: Asked what the material of the spaces would be.

Mr. D'Amato: Bituminous asphalt.

Mr. Lofthouse: Made a motion to approve the applicant's request for a minor amendment for three additional parking spaces.

Mr. Goodrich: Second.

Ms. Seltzer: Asked that the parking spaces be made up of a less impervious surface to be more environmentally friendly.

Mr. Jansen: There is already a reduction of what was approved on this property originally. Should not be an additional burden on the developer.

Mr. Liddy to Staff: Are there any issues on this?

Mr. Sulkis: No. Totally up to the Board.

Mr. Goodrich: The usual complaint is not enough visitor parking. This is a reverse situation that will relieve on street parking.

Ms. Cervin: Would like to request an amendment to the motion that appropriate landscaping or buffering be placed around the parking spots.

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Mr. Lofthouse: Second.

All members voted in favor of amending the motion.

Eight members voted in favor. Ms. Seltzer voted against. The motion carried.

D. LIAISON REPORTS

Mr. Liddy: Police Department is soliciting people to go to the Milford Police Citizen's Academy, once a week for ten weeks to learn about how the Police Department works.

E. APPROVAL OF MINUTES – 12/5/07

Mr. Lofthouse: Motion to approve.

Ms. Cervin: Second.

All members voted in favor of approving the minutes as recorded.

E. CHAIRMAN'S REPORT

Chairman Ludtke gave the floor to Mr. Lofthouse.

Mr. Lofthouse: Spoke about the accomplishments of the Board. Presented the gavel, which he had personally bought, to Jack Jansen in honor of the years he presided on the Planning and Zoning Board as its chairman.

Mr. Jansen: Stated he was honored.

Chairman Ludtke: Thanked Mr. Jansen for letting him sit in the Chairman's chair this past year. Thanked all the board members for their cooperation and hard work.

Ms. Cervin: Thanked all the board members who were leaving for all their hard work.

Mr. Jansen: It was an easy board to work with because everyone did their job. Pleasure working with everyone.

Ms. Cervin: There is still unfinished business. Asked the old board members to pass on to the new board members any ideas or topics that the old board did not get to discuss or put into action.

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Chairman Ludtke: Asked that Ms. Cervin keep up the board's efforts to put political pressure on the State Legislature to redo the 8-30g housing and how it affects the City of Milford with regard to density. Also, to require a greater percentage of affordable units in each application so that the City could catch up to its goal, instead of pushing the goal out further.

G. STAFF REPORT

Mr. Sulkis: Stated he enjoyed working with all the board members who are leaving and looked forward to working with the new board members.

Ms. Cervin: Welcomed Mark Bender to the Board. Mr. Bender is replacing Scott Wiley.

Mr. Lofthouse to Staff: Asked about clarification of the Cadley Estate situation that is currently in the newspaper.

Mr. Sulkis: Stated it was a subdivision approved in 2003. At this time the current situation has nothing to do with anything the Planning and Zoning Board has done or is responsible for.

Ms. Seltzer: Motion to adjourn.

Mr. Lofthouse: Second.

Meeting adjourned at 8:10 p.m.

Phyllis Leggett, Board Clerk