

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 7 APRIL 2020, 7:00 PM

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

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

Members Present: Nancy Austin, Brett Broesder, Jim Kader, Brian Kaligian, Peggy Kearney, John Mortimer, Carl S. Moore, Jim Quish, Robert Satti

Not Present: Joe Castignoli

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

C. OLD BUSINESS: None

D. NEW BUSINESS:

1. **17 Ann Street** (Zone R-5) Petition of Thomas Lynch, Esq. for a Coastal Area Site Plan Review to construct a new single family dwelling on Map13, Block 139, Parcel 5 of which John O'Connell is the owner.

Attorney Lynch expressed appreciation for the application being heard in a virtual format. He described the history of the property with focus on damage done to the property in Superstorm Sandy. He said the current owner purchased the property last year and hired an architect to create plans for a new home with 4 off-street parking spaces on a small legal nonconforming lot near Long Island Sound. He detailed flood mitigation compliance and said the owner retained an engineering firm to address concerns expressed by the City Engineer.

Mr. Sulkis provided his administrative summary, stating there were no apparent adverse impacts on coastal resources.

Mr. Kaligian moved to approve as presented the petition of Thomas Lynch, Esq. for a Coastal Area Site Plan Review to construct a new single family dwelling on Map13, Block 139, Parcel 5 of which John O'Connell is the owner.

Second: Mr. Mortimer seconded.

Discussion: None.

Vote: Motion carried unanimously

E. PUBLIC HEARINGS: None

F. LIAISON REPORTS—None

G. SUBCOMMITTEE REPORTS— Chairman Quish said the subcommittee meetings held on 2/18 had been productive and another round is planned for 4/21.

H. APPROVAL OF MINUTES—NA

I. CHAIR'S REPORT – Chairman Quish thanked city staff for enabling the virtual meeting and expressed sympathy for those affected by the pandemic.

J. STAFF REPORT – Mr. Sulkis reported the following:

- 1) Lot Consolidation 205 Sub Way, map signed 3/2/20.
- 2) Circulation has begun of Regulations Subcommittee-reviewed proposed changes to sections: 7.2; 5.8; 5.8.12.1; 2.6.

K. ADJOURNMENT was at 7:16.

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.