

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD  
TUESDAY 7 MAY 2019, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

The meeting of the Planning and Zoning Board came to order at 7:30 p.m.

**A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**B. ROLL CALL**

**Members Present:** Nancy Austin, John Grant, Jim Kader, Brian Kaligian, Peggy Kearney, Scott Marlow, Carl S. Moore, Tom Panzella, Jim Quish, Robert Satti

**Not Present:**

**Staff:** David Sulkis, City Planner; Meg Greene, Board Clerk

**Chairman Quish** stated that the meeting would resume after the executive session.

**C. EXECUTIVE SESSION**

Colberg, LLC v. Milford Planning & Zoning Board: 86 Pond Point Avenue – Discussion of pending litigation/settlement

The board moved to the caucus room at 7:31 and returned to continue the meeting at 7:58.

**Motion: Vice Chairman Moore** motioned to approve construction of the dwelling on Lot 8 as a single home rather than a duplex, based on the revisions to the Site Plan dated 1 April 2019.

**Second: Ms. Austin** seconded.

**Discussion:** None.

**Vote:** The motion carried unanimously.

**D. OLD BUSINESS**

**1) 25 Meadowside Road 8-30g** (Zone R12.5) Petition of Thomas B. Lynch, Esq. for Special Permit with Site Plan review for 8-30g Affordable Housing on Map 35 Block 432A Parcels 4A, 5A and 6 of which GAMS, LLC, is the owner (Hearing closed, 4/16/19).

**Chairman Quish** asked Mr. Sulkis to summarize the proceedings to date, and then asked whether all members who had been absent on 4/16 had reviewed the recorded video of the public hearing. **Mr. Kader** had yet to review the video, so Chairman Quish decided to delay the vote to give Mr. Kader time to prepare.

**E. NEW BUSINESS**

**CLOSE BY June 11, 2019; VOTE BY August 15, 2019**

**1) CGS 8-24 Williams Street** Referral pursuant to CGS Section 8-24, to approve abandonment of a portion of Williams Street which is controlled by the City of Milford.

**Barry Knott, Esq.**, of Knott, Knott & Dunn, 1566 Main St., Stratford, addressed the board on behalf of AAA Northeast, Inc., 183 Naragansett Rd., Portsmouth, RI, contract purchaser of a portion of a paper street controlled by the City. He described the area in question and surrounding uses in the LI zone. He said his client had contacted abutters to purchase sufficient land for his client's planned project. He reviewed a packet of exhibits that he had distributed to the board. He described the activities of the proposed office. He said he had received positive responses from several city departments prior to asking the mayor for the abandonment. He said Assistant Mayor Justin Rosen asked for letters from the abutters, which Attorney Knott procured. He said that upon approval of the abandonment by the board, the board of alderman would be petitioned. He said the project would be in the best interests of the City of Milford.

**Mr. Sulkis** reiterated that the request was limited to the abandonment of the street, and did not incorporate a site plan. **Mr. Satti** asked what would happen if the abandonment were approved, but AAA didn't go forward; **Attorney Knott** said he was confident that his client was very interested in the site, but if the project didn't proceed, the abutters would take ownership of the property. He also confirmed that similar types of business were in the area and that the proximity of Exit 35 was important to AAA. **Mr. Marlow** asked if endorsements of abutting businesses based on the preliminary site plans would be likely to change if the site plans changed; **Attorney Knott** said the site plans were close to final.

**Motion: Mr. Satti** motioned to approve the 8-24 petition for abandonment of a portion of the street on behalf of AAA Northeast.

**Second: Mr. Marlow** seconded

**Discussion:** None.

**Vote:** The motion carried unanimously.

**2) CGS 8-24 411 Welchs Point Road** Referral pursuant to CGS Section 8-24, to approve a Utility Easement into adjoining property

**PLANNING AND ZONING BOARD MINUTES FOR MEETING HELD  
TUESDAY 7 MAY 2019, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

which is owned by the City of Milford.

No one appeared to present the request and answer any potential questions; therefore the chair postponed the item.

**F. PUBLIC HEARINGS**

**CLOSE BY June 11, 2019; VOTE BY August 15, 2019**

- 1. 20 Tremont Street** (Zone R-5) Petition of Aviel Suarez for a Special Permit and Coastal Area Site Plan review for a single family house on Map 27, Block 452, Parcel 9 of which Kathy and Dimos Mitas are the owners.

**Mr. Suarez**, Faros Design, Bldg, Remodeling, 39 River St., addressed the board. He drew the board's attention to an addendum that was added today and that he hoped the board had seen it. He said the 25' proximity to the Coastal Jurisdiction Line meant a Special Permit application was required. He described the planned construction techniques which are intended to be environmentally sensitive. He said he had brought to the meeting a survey that shows the soil sedimentation control fence.

**Mr. Sulkis** said DEEP had no concerns and the plan was zoning compliant.

**Mr. Satti** said that as a point of order it troubled him that for a public hearing, materials were submitted too late to permit adequate review by the public. **Mr. Moore** said he had confidence in the assessment of the City Planner. **Mr. Suarez** said the addendum was in response to the City Engineer's comments and that the changes were not substantial. **Chairman Quish** said the vote would be delayed to give more time for review.

**F. LIAISON REPORTS:** **Chairman Quish** asked for a list of liaison positions that have existed in the past.

**G. REGULATION SUBCOMMITTEE:** **Chairman Quish** commended Mr. Grant for his years of service, saying that he (Mr. Quish) would act as chair until a new board member took over.

**H. APPROVAL OF MINUTES** – 4/16/2019 were approved unanimously.

**I. CHAIR'S REPORT** – Meeting for the POCD Committee scheduled for 6:30, prior to the next meeting; he encouraged members of the committee to review the current POCD prior to the meeting.

**J. STAFF REPORT**

- 1) 3 Kinloch Street and 0 Kinloch Terrace Lot consolidation.**

**Mr. Sulkis** summarized the consolidation.

- 2) Request for extension of Self Storage moratorium expiring on 6/30/2019**

**Mr. Sulkis** said language for the regulation is under review. If the review is not complete by 30 June 2019, then an extension will be requested.

- 3) Request to distribute Zoning Regulation Amendment #1-19 Section 5.13 (5.13.2.13 and 5.13.4) "Activities requiring a Certified Erosion and Sediment Control Plan" for review**

**Mr. Sulkis** asked for approval to distribute these; the language is to update references to DEEP.

**Motion:** Mr. Satti to approve for agency circulation.

**Second:** Ms. Austin second.

**Discussion:** None

**Passed** unanimously.

**K. ADJOURNMENT** was at 8:37.

Attest:

M.E. Greene, Board Clerk