

PLANNING AND ZONING BOARD MINUTES FOR ONLINE MEETING HELD TUESDAY 16 JUNE 2020, 7:00 PM

The meeting of the Planning and Zoning Board came to order at 7:02 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

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

Not Present: Jim Quish

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

In the absence of Chairman Quish, **Vice Chairman Satti** ran the meeting.

C. OLD BUSINESS: None

D. NEW BUSINESS

HEAR BY JULY 7, 2020; VOTE BY SEPTEMBER 10, 2020

1. **0 William Street** (Zone LI) Petition by Ben Proto, Esq. for Site Plan Approval for a proposed landscaping business with storage yard on Map 32, Block 336, Parcel 1 of which Rowe Ave, LLC is the owner.

Attorney Proto, 2885 Main St, Stratford, described the site as a vacant lot at the intersection with Rowe Avenue. He said he had experts available to answer questions. He said the potential tenant, Northeast Horticultural Services, is a landscaping business with no retail business. He referred to the Planning and Zoning Board approval of the abandonment of Williams Street, noting that the issue was still before Board of Alderman. He said the site had originally been considered by AAA, which subsequently chose another Milford site. He said the proposal is fully zoning compliant and aimed to construct an approximately 8000sf building that would function as a shop/warehouse with outdoor storage to the rear of the building. He said there is a termination clause if Williams Street is not abandoned, but that even if it isn't, the plan would still be zoning compliant. He said Attorney Thomas Lynch was working on that project. He referred to the plans that would be discussed in detail by Mr. Silva.

Manny Silva Rose Tiso Architects, 35 Brentwood Ave, Fairfield, Registered Civil Engineer, reviewed the plans for the horticultural facility. He showed the board how the property line would move if half of William Street were incorporated into the parcel. He reviewed the parking plan and how the site would be accessed. He showed the location of outdoor storage and the location of a dumpster. He pointed out a privacy-enhanced chain link fence surrounding the business. He said storm water controls had been added to collect water from the roof and paved surfaces such that it would infiltrate beneath the site in the event of various scale storm events. He said all city departments were satisfied with the plan. He said easements would be put in place to allow the city access if needed. He said during construction a soil and erosion control plan would be used, a silt fence would enclose the site, and a tracking pad would protect Rowe Avenue from excess dirt. He reviewed debris protections for existing catch basins. He reviewed the landscaping plan, plant list, and site plan details. He displayed the photometric plan, saying it would prevent light trespass.

Mr. Sulkis provided his report, which was consistent with the presentation.

DISCUSSION

Mr. Castignoli asked what would be stored in the back of the building. **Attorney Proto** said the area would be used for larger vehicles or large trees or shrubs waiting to be conveyed to a job site. He said the business focused on large scale commercial installations. He said there is no weekend activity, that crews leave before 7:00 am and return by 4:00, and that office staff numbers 5-7 people who only work Monday-Friday. **Mr. Broesder** asked about parking; **Attorney Proto** said it would chiefly be used by office staff plus some landscape workers.

Stacey Marcell, president of Northeast horticultural services, LLC, 135 Freeman Rd, Oxford, said many members of her staff carpool and ride bikes to work. **Mr. Mortimer** asked how many trucks would be on site; she said about 10 with smaller trucks stored indoors. **Attorney Proto** said the intent was to put as many vehicles inside as possible. **Mr. Satti** asked if the street abandonment is granted, whether the lot would get half of it. **Attorney Proto** said that even without the additional land, the plan is still zoning compliant although small adjustments might have to be made. He emphasized that Ms. Marcell had the option to be released from the contract if there is no abandonment. **Mr. Silva** described the dimensions of the driveway, entrance, and exit.

There being no further discussion, **Vice Chairman Satti** asked for a motion.

Mr. Kaligian moved to approve as presented the Petition by Ben Proto, Esq. for Site Plan Approval for a proposed landscaping business with storage yard on Map 32, Block 336, Parcel 1 of which Rowe Ave, LLC is the owner.

Second: Ms. Austin seconded.

Discussion: None.

Vote: Motion carried unanimously.

E. PUBLIC HEARINGS – None.

F. LIAISON REPORTS– None.

G. SUBCOMMITTEE REPORTS– None.

H. APPROVAL OF MINUTES – 6/2/2020: Approved unanimously.

I. CHAIR’S REPORT –None.

J. STAFF REPORT – None.

K. ADJOURNMENT was at 7:36.

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.