

**OF THE PLANNING AND ZONING BOARD
HELD TUESDAY, FEBRUARY 2, 2016 AT 7:30 P.M.
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET**

Chairman Anthony Sutton called to order the February 2, 2016 meeting of the Planning and Zoning Board at 7:39 p.m.

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

MEMBERS PRESENT: Richard Lutz, Michael Dolan, John Grant, Edward Mead, (Vice Chairman); Carl S. Moore, Scott Marlow, Tom Nichol, Tom Panzella, Jim Quish, Anthony Sutton, Chairman.

STAFF: David B. Sulkis, AICP; Phyllis Leggett, Board Clerk

C. PUBLIC HEARING - CLOSE BY: 3/8/2016; EXPIRES: 5/12/2016

1. **214-224 SEASIDE AVENUE – (ZONE R-12.5)** Petition of Jeffrey Gordon, Codespoti & Associates, for Special Permit, Coastal Management Site Plan Review and Site Plan Review to construct seven duplex residences, and retain two existing single family dwellings, under Connecticut General Statutes 8-30g, on Map 35, Block 432A, Parcels 9 and 10, of which Eugenia Debowski is the owner.

Chairman Sutton: Announced the public hearing for 214-224 Seaside Avenue would not be heard tonight.

Mr. Sulkis: Explained that the advertisement for the public hearing was incorrect by noting the residences were duplex housing. This constituted a defect in the notification and it was decided to table tonight's hearing. It will be re-noticed for the March 1, 2016 Planning and Zoning meeting.

Chairman Sutton: Apologized to the public for any inconvenience they may have been caused.

D. LIAISON REPORTS - None

Chairman Sutton stated he will circulate the list of City Commissions to the Board before the next meeting and the Board members can decide which Commissions they would like to be Liaisons to.

E. REGULATION SUBCOMMITTEE

Mr. Grant: The Subcommittee met tonight and discussed some regulations. There is nothing to bring to the Board at this time.

F. APPROVAL OF MINUTES – (1/5/2016 and 1/19/2016)

Motion: By Mr. Grant to approve the Minutes of the January 19, 2016 meeting.

Second: By Mr. Dolan.

Discussion: None.

MINUTES FOR ONE (1) PUBLIC MEETING
OF THE PLANNING AND ZONING BOARD
HELD TUESDAY, FEBRUARY 2, 2016 AT 7:30 P.M.
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET

Vote: All in favor of approving the January 19, 2016 Minutes.

Motion: By Mr. Dolan to approve the January 5, 2016 Minutes.

Second: By Mr. Grant.

Discussion: None.

Vote: All in favor to approve the January 5, 2016 Minutes.

G. CHAIR'S REPORT – None.

H. STAFF REPORT

Mr. Sulkis: There was a scrivener's error in the Board's approval of a CDD-2 change that allowed the storage facility at the December 15, 2015 Planning and Zoning meeting. The discrepancy was in the numerical order of the section which was listed as Sec. 3.17.2.18 (1) and (2), which should have been Sec. 3.17.2.20(1) and (2). The correction has been made accordingly on the notices that were sent out and in the amendments to the Zoning Regulations.

Motion to Adjourn: By Mr. Mead.

Second: By Mr. Nichol.

Discussion: None.

Vote: All in favor to adjourn.

The Planning and Zoning Board meeting adjourned at 7:50 p.m. The next meeting will be held February 16, 2016.


Phyllis Leggett, Board Clerk