

## **Minutes, Public Hearing of Zoning Board of Appeals Meeting held 14 February 2023**

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday 14 February 2023, beginning at 7:00 p.m. at 110 River Street, to hear all parties concerning the following applications, some of which may require Coastal Area Site Plan Reviews or exemptions.

### **A. PLEDGE OF ALLEGIANCE / ROLL CALL**

**Mr. Tuozzola** called the meeting to order at 7:00 pm. He advised that Ms. Ferrante was unable to attend and asked Ms. Hirsch to act as Secretary and provide the 5<sup>th</sup> vote. He advised that all items except 10 Dixon Street had been postponed or withdrawn.

**MEMBERS PRESENT:** Gary Montano, William Soda, Joseph Tuozzola (Ch), Chris Wolfe

**ALTERNATES PRESENT:** Gary Dubois Carmina Hirsch, Mike Smith

**MEMBERS/ALTERNATES ABSENT:** Sarah Ferrante

**STAFF PRESENT:** Stephen Harris, Zoning Enforcement Officer; Meg Greene, Clerk

### **CONSIDERATION OF AGENDA ITEMS**

- 1) **143 Fourth Avenue** MBP 9/78/11 (Subdivision lot 143), George F. Martelon, Esq., for Brian Bannon, appellant (141 Fourth Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue certify a lot per 6.4.1 per request of June 3, 2022. **POSTPONED**
- 2) **143 Fourth Avenue** MBP 9/78/11, (Subdivision lot 143), George F. Martelon, Esq., for Brian Bannon, appellant (141 Fourth Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue certify a lot per 6.4.1 per request of June 3, 2022. **POSTPONED**
- 3) **143 Fourth Avenue** MBP 9/78/11, (Subdivision lot 144), George F. Martelon, Esq., for Brian Bannon, appellant (141 Fourth Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue certify a lot per 6.4.1 per request of June 3, 2022. **POSTPONED**
- 4) **10 Dixon Street**, MBP 71/757/19, (R-5) Carleen Olderman, owner; Vary Section 3.1.4.1 side-yard setback to 2.93' where 5' required, rear-yard setback to 12.1' where 20' required, and lot coverage to 66.9% where 65% permitted, all to construct 1-story addition.

**Ms. Olderman** addressed the board. She said she wanted to build an addition for amenities such that the house would support single-floor living. **Howard Olderman**, of the same address, said the footprint of the current deck would be occupied by the addition.

**Mr. Montano** confirmed that 230 sf would be added on one level. **Mr. Soda** confirmed that the current footprint would remain.

**Mr. Soda** motioned to **approve**. **Mr. Montano** seconded. The motion carried with **Ms. Hirsch** and **Messrs. Montano, Soda, Tuozzola**, and **Wolfe** voting **with the motion**.

- 5) **16 Silver Street**, MBP 27/454/8, (R-5) Joseph Mager, Esq. for Carolyn Haux, owner; Appeal the Decision of the Zoning Enforcement Officer for granting the CZC for a new house before proper grading was done causing flooding. **WITHDRAWN**

**NEW BUSINESS** – **Mr. Harris** displayed a copy of Attorney Thomas Lynch's request for a revised application at 4 Crown Street to be heard next month. **Mr. Soda** and **Ms. Hirsch** agreed that the changes were substantial. **Mr. Soda** motioned to **approve**. **Mr. Montano** seconded. The motion carried with **Ms. Hirsch** and **Messrs. Montano, Soda, Tuozzola**, and **Wolfe** voting **with the motion**.

**A. OLD BUSINESS** - None

**B. STAFF UPDATE** - None

**C. ACCEPTANCE OF MINUTES FROM HEARING 10 JANUARY 2023:** Approved.

**D. ACCEPTANCE OF APPLICATIONS FOR 14 MARCH 2023 HEARING:** The postponed appeals plus another were expected.

Adjournment was at **7:12 PM**.

Attest: M.E. Greene, Clerk, ZBA

Any other business not on the agenda to be considered upon two-third's vote of those 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, PRIOR TO THE MEETING IF POSSIBLE.**