

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 10 July 2018

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday, 10 July 2018, beginning at 7:00 p.m. in **CITY HALL AUDITORIUM, 110 RIVER STREET**, Milford, CT, to hear all parties concerning the following applications, some of which 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 noted the absence of Mr. Vaccino and asked **Ms. Ferrante** to serve as Secretary for the evening. **Mr. Tuozzola** also noted that Mr. Dubois and Ms. Valiquette could not attend. He asked **Mr. Hirsch** to vote, creating a quorum of 4 members. **Mr. Tuozzola** asked for conflicts of interest for board members with any agenda items; none were raised.

MEMBERS PRESENT: Sarah Ferrante, William Soda, Joseph Tuozzola (Ch)

ALTERNATES PRESENT: Etan Hirsch

ABSENT: Gary Dubois, John Vaccino, Christine Valiquette

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

B. CONSIDERATION OF AGENDA ITEMS

1. **273 Cherry Street.** MBP: 77/813/24. R-10. P. & D. Hunter, et al, applicants; Milford Cemetery Association, owner; Appeal the decision of the City Planner dated 16 April 2018. **EXTENDED TO 14 AUGUST**
2. **1595-B Boston Post Road.** MBP: 100/805/13 (FKA parcels 11,11B, 12A). CDD-5, John Knuff, Esq., for RJ Milford, LLC, owner; vary Sec 5.1.4. minimum off-street parking requirements.

Attorney Amy Souchin, Hurwitz, Sagarin, Slossberg & Knuff, 147 Broad Street, addressed the board. She described the proposed use for the building and the request to reduce the number of parking spaces allocated for the building by 5 spaces. She noted that the requested parking is more than what similar facilities provide at comparable addresses on the Boston Post Road. She said the CDD-5 zone doesn't set out a requirement for self-storage, creating the hardship. She stressed that the parking would be adequate and would not create negative impacts.

DISCUSSION

Mr. Hirsch confirmed that new spaces would not impact handicapped spaces already provided in the current plan.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, he closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Soda motioned to **approve**. **Mr. Hirsch** seconded. **Mr. Soda** supported the motion based on the hardship of the current shopping center parking configuration; in accordance with submitted materials. The motion carried with **Ms. Ferrante** and **Messrs. Hirsch, Soda, and Tuozzola** voting **with the motion**.

3. **6 Edgewood Avenue.** MBP: 55/510/38. SFA-10., Thomas Lynch, Esq., for 3 S Properties, LLC, contract owner, and JR Beket, owner; vary Sec 3. 1.4.1. south-east (Park Cir.) front-ym setback to 17.2 where 20' req., rear-ym setback to 20.7 where 25 req.; to construct residence.

Attorney Lynch, Lynch, Trembicki and Boynton, 63 Cherry Street, addressed the board. He said contract buyers Warren and Christopher Field were present. He described the project located at the corner of Edgewood and Park Circle. He

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provided background, noting that the property was a legal, non-conforming lot that had been certified under Section 6.4.2. He said the lot was present on a 1914 Subdivision Map and was not much smaller than what's required for the SFA-10 zone. He submitted a photograph of a tall, very narrow house that could be built of right, but said his clients wished to create a more aesthetically pleasing colonial style house that fit better with the neighborhood and provided off-street parking. He said the hardship was a corner lot that reduced the size and dimensions of any conforming house.

DISCUSSION

Mr. Soda confirmed the square footage of the house. **Mr. Tuozzola** confirmed that no house had previously occupied the lot.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, he closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Hirsch motioned to **approve**. **Mr. Soda** seconded. **Mr. Hirsch** supported the motion based on the hardship of the corner lot; in accordance with submitted materials. The motion carried with **Ms. Ferrante** and **Messrs. Hirsch, Soda, and Tuozzola** voting **with the motion**.

4. **65 Hawley Avenue**. MBP: 71/767/8. R-5., Hillary Roberts, owner; vary Sec 4.1.4 side-yd proj. to 5.15' where 8' perm. to build a rear deck.

Ms. Roberts addressed the board. She described her project and noted the submission of three letters of support, including the neighbor most affected.

DISCUSSION

Mr. Hirsch confirmed the presence of a smaller deck now. **Mr. Soda** confirmed the nature of the deck projections. **Mr. Tuozzola** and **Mr. Hirsch** confirmed that the stated hardship was the size of the lot.

BOARD DISCUSSION

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application. Hearing none, he closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Soda motioned to **approve**. **Mr. Hirsch** seconded. **Mr. Soda** supported the motion based on the hardship of the narrowness of the lot; in accordance with submitted materials. The motion carried with **Ms. Ferrante** and **Messrs. Hirsch, Soda, and Tuozzola** voting **with the motion**.

B. OLD BUSINESS-None

C. NEW BUSINESS-None

D. STAFF UPDATE-None

E. ACCEPTANCE OF MINUTES 12 June 2018: Approved.

G. ACCEPTANCE OF APPLICATIONS for 14 August 2018 hearing.

Adjournment was at 7:23 PM.

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.**

Attest:

Meg Greene
Clerk, ZBA