

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 8 October 2019

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday, 8 October 2019, 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 asked for board member conflicts of interest with any agenda items; none were raised. He noted that Item 2 had been withdrawn.

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

ALTERNATES PRESENT: Michael Casey, Gary Dubois

MEMBERS/ALTERNATES ABSENT: Etan Hirsch, Chris Wolfe

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

B. CONSIDERATION OF AGENDA ITEMS

1. **909-915 Boston Post Road**, MBP 13/117/16, R-5, Ron Wolff, PE, agent, for Michael Brockman, owner; Vary Sec. 3.16.4.2(1)(a) front-yard setback to 13.9' where 20' req.; 6.3.2 to laterally expand non-conforming building.

Mr. Wolff, 39 Sherman Hill Rd, Woodbury, addressed the board. He described the request and introduced the general contractor and general manager of the dealership.

Bruce Jaffin, President of Caisson Construction, 91 Providence Hwy, Weston MA, provided an overview of the project, describing the planned demolition of the current structure and the proposed building to replace it. He said Mazda Corporate was remodeling dealerships nationwide with particular attention to the façade.

Richard Jackson, Manager of Mazda of Milford, described the general updated Mazda business model as being integrated with the redesign of the building, making it crucial to the dealership's success.

DISCUSSION

Mr. Tuozzola confirmed that the site would have one floor; **Mr. Brockman** said an illustration featured a car presented on a lift near the ceiling, giving the appearance of a second floor, but it was for display only.

Mr. Tuozzola asked if anyone wished to speak in favor of or in opposition to the application.

OPPOSED

Elizabeth Rivera, 65 Sunnyside Court, said her property abuts the site and asked if there would be any changes to the buffer zone. She said the current situation has too much overgrowth and other problems.

Mr. Tuozzola advised that she might be able to share her concerns after with the meeting with the presenters, but that these concerns were outside the ZBA's purview.

REBUTTAL

Mr. Wolff said no changes would be made to the buffer.

BOARD DISCUSSION

Mr. Tuozzola closed the hearing. After a short discussion, there were no issues in dispute, so he asked for a motion.

Mr. Soda motioned to **approve**. **Ms. Ferrante** seconded. **Mr. Soda** supported the motion based on the hardship of the position of the existing building; in accordance with submitted materials. The motion carried with **Mss. Ferrante and Valiquette** and **Messrs. Dubois, Soda, and Tuozzola** voting **with the motion**.

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2. **67 High Street**, MBP 54/402/26, R-7.5, Scott Koschwitz and Ingeborg Loff-Koschwitz, owners; Vary Sec. 11.2 building accessory to have 576sf where no more than 450sf perm. **WITHDRAWN**
- C. **NEW BUSINESS**-None
- D. **OLD BUSINESS**-None
- E. **STAFF UPDATE**- None
- F. **ACCEPTANCE OF MINUTES** 10 September 2019: Approved.
- G. **ACCEPTANCE OF APPLICATIONS** for 12 November 2019 hearing. A couple from Tom Lynch.

Adjournment was at 7:12 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