

Minutes, Public Hearing of Zoning Board of Appeals Meeting held 14 December 2021

The Regular Meeting of the Zoning Board of Appeals of Milford, CT, was held on Tuesday 14 December 2021, beginning at 7:00 p.m. remotely, 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 advised that Mr. Dubois would recuse himself from the second item. He asked Mr. Dubois to vote on the first item. Mr. Wolfe joined the meeting in time to vote on the second item.

MEMBERS PRESENT: Chris Wolfe, William Soda, Christine Valiquette, Joseph Tuozzola (Ch)

ALTERNATES PRESENT: Gary Dubois

MEMBERS/ALTERNATES ABSENT: Michael Casey, Sarah Ferrante, Etan Hirsch

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

CONSIDERATION OF AGENDA ITEMS

1. **7 Pearson Avenue** MBP 48/727/1, R-5; Andre Moore for Amy Norback, owner; Vary Sec. 4.1.4 porch and stair projection to 0' where 8' permitted.

Ms. Norback and Brad Richards, also of 7 Pearson Avenue, addressed the board. Mr. Richards described a previous variance and asked to extend the porch stairs to Pearson Street due to the difficulty of deliveries and getting into and out of the house. **Mr. Tuozzola** confirmed with **Mr. Richards** that the stairs are at ground level and the lot use is also impaired by a utility pole placement.

Mr. Tuozzola asked if anyone wished to speak in favor.

FAVOR

Lauren Austin-McClellan, 42 Summit Avenue, said she and her husband are in favor and it will enhance the façade of the home.

Mr. Tuozzola asked if anyone wished to speak in opposition; hearing none, he closed the hearing and asked for a motion.

Mr. Soda motioned to **approve** due to the hardship of the corner lot. **Ms. Valiquette** seconded. The motion carried with **Ms. Valiquette** and **Messrs. Dubois, Soda, and Tuozzola** voting **with the motion**.

2. **83 Knobb Hill Road** MBP 37/520/7; R-10; R.F. Austin, agent, for Gary Dubois, owner; Vary Sec. 3.1.4.1 rear-yard setback to 13.2' where 25' required to construct an attached garage.

Mr. Austin, 136 Platt Lane, said the project expands the single car garage while maintaining the roofline and integrity of the house.

Mr. Tuozzola asked if anyone wished to speak in favor.

FAVOR

Gary Delinski, 67 Knobb Hill, said he favored the project.

Mr. Tuozzola asked if anyone wished to speak in opposition; hearing none, closed the hearing and asked for a motion.

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

- A. **NEW BUSINESS** - None
- B. **OLD BUSINESS** - None
- C. **STAFF UPDATE** – Approval of 2022 meeting calendar was unanimous.
- D. **ACCEPTANCE OF MINUTES FROM 9 NOVEMBER 2021 HEARING:** Approved.
- E. **ACCEPTANCE OF APPLICATIONS FOR 11 JANUARY 2022 HEARING**

Adjournment was at 7:17 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:

M.E. Greene, Clerk, ZBA