

**AMENDED AGENDA FOR FIVE (5) PUBLIC HEARINGS
OF THE PLANNING AND ZONING BOARD
TO BE HELD TUESDAY, FEBRUARY 4, 2014; AT 7:30 P.M.
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. PUBLIC HEARING LEFT OPEN – Close by 2/4/2014; expires on 4/10/2014

1. Proposed Zoning Regulation Text Changes Petitioned by Mayor Benjamin G. Blake, In Accordance with the Provisions of Connecticut General Statute 8-3b

Article VI Non-Conforming Uses, Structures and Lots

Article VI, Section 6.2 – Non-Conforming Uses,

Section 6.2.6 – Discontinuance

Section 6.3 - Non-Conforming Structures

Section 6.3.6 - Restoration

Article VIII - Interpretation, Administration and Enforcement

Section 8.2.2 - Authority to Enforce

Article XI - Definitions

Section 11.2 - Other Terms

Structure; Improvement, Substantial

D. PUBLIC HEARING – Close by 3/11/2014; expires on 5/15/2014

- 2. 425 BUCKINGHAM AVENUE (ZONE R-12.5)** – Petition of Raymond A. Macaluso, for Special Permit and Coastal Area Management Site Plan Review approval to expand St. Mary's Cemetery with grading in the flood plain, on Map 46, Block 510, Parcel 17, of which St. Mary's Church Corporation is the owner.
- 3. 116 BEACH AVENUE (ZONE R-7.5)** – Petition of Jeffrey Gordon, for Special Permit and Coastal Area Management Site Plan Review approval to construct a single family residence with grading in the flood plain, on Map 60, Block 743, Parcel 7, of which REAL LINK HOLDINGS, LLC is the owner.
- 4. 39 AND 45 POINT LOOKOUT (ZONE R-12.5)** – Petition of Edward Leavy, for Special Permit and Coastal Area Management Site Plan Review approval for a flood erosion control structure and bluff repair on Map 28, Block 583, Parcels 12A and 11, of which Margaret Dubuque and Servando and Sandra DeLosAngeles are the owners.
- 5. 121, 123 AND 131 WEST MAIN STREET (ZONES RO and SFA-10)** – Petition of Metro Star Capital, LLC for Zone Boundary Change and Site Plan Review approval to construct a mixed use building with 48 residential units and office space on Map 65, Block 321, Parcels 19, 20 and 24A, of which 121 West Main Street Associates, LLC is the owner.
(Postponed from January 21, 2014 meeting)

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E. NEW BUSINESS

6. **23 PLATT STREET (ZONE R-7.5)** Petition of Robert Stevens for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 30, Block 639, Parcel 39, of which Robert Stevens is the owner.
7. **835 MILFORD POINT ROAD – REQUEST FOR BOND RETURN**
Request for a partial subdivision bond return in the amount of \$20,350, retaining \$4,690 for one year, in accordance with the memo received from richard Tomasco, Acting Public Works Director, dated January 9, 2014.

F. LIAISON APPOINTMENTS

G. APPROVAL OF MINUTES – (1/7/2014)

H. CHAIR’S REPORT

I. STAFF REPORT

New Business, not on the Agenda, may be brought up by a 2/3’s vote of those Members present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANT TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.