

**AGENDA FOR THREE (3) PUBLIC HEARINGS
OF THE PLANNING AND ZONING BOARD
TO BE HELD TUESDAY, MARCH 4, 2014 AT 7:30 P.M.
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

- C. 1. 8-24 APPROVAL (TABLED FROM 2/24/2014 MEETING)** Request for sale or transfer pursuant to CGS 8-24 of Colonial Avenue/Riverside Drive passways, exclusively to the abutting property owner(s), as depicted on the attached maps.

D. OLD BUSINESS

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

Section 6.2 – Non-Conforming Uses

Section 6.2.6 – Discontinuance

Section 6.3 – Non-Conforming Structures

Section 6.3.6 – Restoration

E. PUBLIC HEARING (LEFT OPEN) – Close by 3/11/2014; expires on 5/15/2014

- 3. 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.

F. PUBLIC HEARINGS – Close by 3/25/2014; expires on 5/29/2014

- 4. 259 HOUSATONIC DRIVE (ZONE R-10)** Petition of David Hallman for Special Permit and Coastal Area Management Site Plan Review approval to construct a dock on Map 11, Block 17, Parcel 5, of which David Hallman is the owner.
- 5. 727 EAST BROADWAY (ZONE R-5)** Petition of Thomas Lynch, Esq. for Special Permit and Coastal Area Management Site Plan Review approval to construct a single family residence within 25 feet of high tide on Map 22, Block 474, Parcel 16, of which Theodore J. Theodorsen is the owner.

G. NEW BUSINESS

- 6. 306 HIGH STREET – SUBDIVISION BOND RETURN**
Request by Roland Skinner for the release of the remaining subdivision bond on the above captioned property in the amount of \$1,220.00, in accordance with the memo of approval from Richard Tomasco, Interim Public Works Director dated February 18, 2014.

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- H. LIAISON REPORTS**
- I. APPROVAL OF MINUTES – (2/24/2014)**
- J. CHAIR’S REPORT**
- K. 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.