

**AGENDA FOR THE REGULAR MEETING
OF THE PLANNING & ZONING BOARD TO BE HELD
TUESDAY, JULY 3, 2012; AT 7:30 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CGS 8-24 APPROVAL – SEWER INFILLS PROJECT

1. Request by the Milford Sewer Commission for Coastal Area Management Site Plan Review and Site Plan approval for the Sewer Infills Project in accordance with Section 8-24 of the Connecticut General Statutes. Streets that are included in this project are: Kerry Court, Roller Terrace, White Oaks Terrace, Jennifer Lane, Riveredge, New Haven Avenue from Dunbar Road to Brewster Road and Dunbar Road from Merwin Avenue to New Haven Avenue.

D. PUBLIC HEARING CONTINUED – EXTENDED TO 7/19/2012; expires 9/21/2012

2. **CASCADE BOULEVARD (ZONE CBDD)** Petition of Garden Homes Management Corporation for a Special Permit and Site Plan Review to construct a 36-unit multifamily development in accordance with Connecticut General Statute 8-30(g), of which Matrix Associates, LLC is the owner.

E. PUBLIC HEARING CONTINUED - CLOSING BY 7/23/12; expires 9/26/2012

3. **PROPOSED TEXT AMENDMENT - ARTICLE III Direct Use Regulations**
Section 3.19 Corridor Design Development District – 4
New Haven Avenue Design Corridor District: CDD-4

F. PUBLIC HEARING CLOSED 6/19/2012; expires 9/26/2012

4. **312 WOODMONT ROAD (ZONE ID)** – Petition of Vincent Della Rocca for Special Permit and Site Plan Review approval for a new garage addition to a truck sales and repair facility located on Map 91, Block 809, Parcel 4, of which Tri-State Rentals, LLC is the owner.

G. NEW BUSINESS

5. **27 POINT BEACH DRIVE (ZONE R-7.5)** – Petition of Peter Crabtree for Coastal Area Management Site Plan Review approval for substantial improvement to relocate and raise a single family dwelling on Map 30, Block 636, Parcel 11, of which Danna and Mark Thomas are the owners.

H. PROPOSED ZONING REGULATION CHANGES

Sec. 3.1.4.2 Building Height in Residential Zones
Sec. 2.5.5 Lot Access and Rear Lots
Sec. 9.2.3 Prohibited Variances

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I. PLAN OF CONSERVATION AND DEVELOPMENT

Report on three Public Hearings held June 25, 27 and 28, 2012.

J LIAISON REPORTS

K. APPROVAL OF MINUTES – (6/19/2012)

L CHAIR'S REPORT

M. 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.