

**AGENDA FOR FOUR (4) PUBLIC HEARINGS PLANNING AND ZONING BOARD TO BE HELD
TUESDAY, 15 AUGUST 2017, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

C. NEW BUSINESS

1. **8-24 Approval for an access easement agreement between the City of Milford and Eversource Energy** on Map 50, Block 300, LOT 3A, of which the City of Milford is the owner.

D. PUBLIC HEARINGS

Close by 19 OCTOBER 2017

1. **41-43 Hillside Ave** (Zone R-5) Petition of Stacey Fiore for a Special Permit and Site Plan Review for a staircase on Map 49, Block 723, Parcel 5 of which Hillside Commons Condominium is the owner.
2. **1680 Boston Post Road** (ZONE CDD-5) Petition of CFP Milford LLC, for a Special Exception and Site Plan Review for a boutique health club on Map 109, Block 804, Parcel 9, of which BLR Realty Co. is the owner.
3. **553 West Avenue** (ZONE DO-25) Petition of Grillo Services, LLC, for a Special Permit and Site Plan Review for Residential Development per CGS sec. 8-30g on Map 42, Block 335, Parcel 1, of which Kingdom Life Church, LLC, is the owner.

E. PUBLIC HEARING LEFT OPEN

4. PROPOSED ZONING REGULATION TEXT CHANGES

Closed

Petition of Metro 150, LLC to amend the following language of Sections 3.16.2.2 (CDD-1) and 5.1.4 Figure 4:
Amend Section 3.16.2.2 to remove the requirement that multi-family residential buildings are only permitted in the CDD-1 zone "when at least 30% of the units are defined as affordable housing in accordance with Section 8-30g of the Connecticut General Statutes."

Amend Section 3.16.2.2(4)(b) to reduce the permitted minimum square footage of one-bedroom units in multi-family residential buildings in the CDD-1 zone to 700 square feet.

Amend Section 5.1.4 Figure 4 to set the following minimum off-street parking requirements for multiple family dwellings in the CDD-1 zone: (a) minimum required parking spaces of 1-1.5 per efficiency bedroom unit; (b) minimum required parking spaces of 1.5-2 per one bedroom unit; and (c) minimum required parking spaces of 2-2.5 per two bedroom units.

5. 92 Plains Rd, 100 Plains Rd, 150 Boston Post Rd, and M53/B304/L88A (ZONE CDD-1) Close by 15 AUG 2017

Petition of Metro 150, LLC for Special Permit and Site Plan Review approval to construct multi-family residential at Map 43, Block 304, Lot 80, and Map 53, Block 304, Lots 82, 83, and 88A, of which Jordan Realty, LLC is the owner.

F. LIAISON REPORTS

G. REGULATION SUBCOMMITTEE

H. APPROVAL OF MINUTES 1 August 2017

I. CHAIR REPORT

J. STAFF REPORT

K. ADJOURNMENT

New Business, not on the Agenda, may be brought up by a 2/3 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.