

**AMENDED AGENDA FOR TWO (2) PUBLIC HEARINGS
OF THE PLANNING & ZONING BOARD TO BE HELD
TUESDAY, AUGUST 21, 2012; AT 7:30 P.M. AT THE
CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. REQUEST FOR USE OF OPEN SPACE FUNDS

1. Request for Planning & Zoning Board approval to use available funds in the amount of \$45,000.00 from Account #0040-4142-0434, Open Space Funds, for the purpose of retaining the service of an open space and natural resource agent to maintain, preserve and monitor usage of the City's open space.

D. CONTINUED PUBLIC HEARING - CLOSE BY 8/21/2012; expires 10/25/2012

2. **475 NEW HAVEN AVENUE (ZONE CDD-4)** – Petition of Anthony Giordano & Associates for Special Permit, Coastal Area Management Site Plan Review and Site Plan Review approval to construct a restaurant with outside roof deck seating on Map 56, Block 506, Parcel 2, of which MCM Realty is the owner.

E. PUBLIC HEARINGS – CLOSE BY 9/25/2012; expires 11/29/2012

3. **PROPOSED ZONE TEXT CHANGE Section 3.16 Corridor Design Development District 1 – Community Design: CDD-1.** Petition of Kevin J. Curseaden, Esq., on behalf of GJS Properties, LLC, to add Section 3.16.4.2(5) to change the parking ratio for health club facilities containing no more than 20,000 SF from 1 parking space per 50 SF to 1 parking space per 125 SF.
4. **28 TOWER STREET (ZONES R-10 AND R-12.5)** – Petition of Thomas Collucci for a two lot re-subdivision on Map 53, Block 306, Parcel 45, of which Thomas Collucci is the owner.

F. NEW BUSINESS

5. **881 BOSTON POST ROAD (ZONE CDD-1)** – Petition of Kevin J. Curseaden, Esq., on behalf of GJS Properties, LLC for a site plan review to establish a Health Club-Fitness Center on Map 77, Block 825, Parcel 64, of which GJS Properties, LLC is the owner.
6. **1574 BOSTON POST ROAD (ZONE CDD-5)** – Petition of PC Richard & Son for Site Plan Review approval to install a temporary tent, for a tent sale, on Map 100, Block 804, Parcel 7A, of which PC1574 Milford LLC is the owner.
7. **72 OLD FIELD LANE LOT 3 – REQUEST FOR BOND REDUCTION**
Request for partial bond reduction in the amount of \$2,386.00, in accordance with the memo from Bruce J. Kolwicz, Director of Public Works, dated August 6, 2012.

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G. PROPOSED ZONING REGULATIONS

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

H. LIAISON REPORTS

I. APPROVAL OF MINUTES – (7/17/2012)

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.