

**AMENDED AGENDA FOR ONE (1) PUBLIC HEARING OF THE  
PLANNING & ZONING BOARD TO BE HELD  
TUESDAY, SEPTEMBER 6, 2011; 7:30 P.M.  
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. PUBLIC HEARING – Closes by 9/20/2011; Expires 11/24/2011**

1. **EASTERN STEEL ROAD (ZONE ID)** - Petition of John Knuff, Esq. for a Special Exception and Site Plan Review to permit a package store selling alcoholic liquor on Map 80, Block 810, Parcel 13A, of which Wiehl Properties, Inc. is the owner.

**D. NEW BUSINESS**

2. **REQUEST TO PURCHASE CITY OWNED PROPERTY - HARRIETT AVENUE**  
Request for approval under Connecticut General Statute 8-24 by Mayor Richetelli, for the purchase of a 20' X 100' piece of City-owned property on Map 25, Block 216, Parcel 16, requested by Alice M. Astriab, 107 Marion Avenue.
3. **REQUEST FOR BOND RETURN – 169 ORONOQUE ROAD SUBDIVISION**  
Request for subdivision bond reduction in the amount of \$6,700.00, leaving \$300 in maintenance for one year, in accordance with the engineering review of August 8, 2011 and the approval of Bruce C. Kolwicz, Public Works Director, in his memo dated August 15, 2011.

**E. OLD BUSINESS**

4. **ALPHA STREET HOUSING – CAPEHART COMMONS** – Submission of the revised Site Plan in compliance with the conditions of approval, for review by the Planning and Zoning Board.
5. **REQUEST TO PURCHASE CITY OWNED PROPERTY - 63 JAMES STREET**  
Request for approval under Connecticut General Statute 8-24 by Mayor Richetelli, for the purchase of a 0.08 acre piece of City-owned property on Map 27, Block 455, Parcel 18, requested by Elizabeth Berggren.

**F. PROPOSED TEXT REGULATION CHANGES - New**

**Sections 3.1.4, 3.2.4, 3.3.4, 5.1.4, 6.1, 6.2, 6.3 and 6.4**

Request by Mayor James Richetelli for Suspension of Zoning Regulations to repair and replacement of structures damaged by Hurricane/Tropical Storm Irene.

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**G. PROPOSED TEXT REGULATION CHANGES - Old**

<b>Section 2.5.5</b>	Lot Access and Rear Lots
<b>Section 9.3.1</b>	Procedures ZBA
<b>Section 5.1.4.2</b>	Prohibit Drive-Thru Windows Curb Cuts and Driveways
<b>Section 3.1.4.1</b>	Revise Table
<b>Section 3.1.4.2</b>	Building Height in Residential Zones

**H. BOARD MEMBERS' GREEN GUIDELINE BOOK AND BY-LAWS**

**I. PLAN OF CONSERVATION AND DEVELOPMENT**

**J. LIAISON REPORTS**

**K. APPROVAL OF MINUTES – (8/16/2011)**

**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.**