

**AGENDA FOR THREE (3) PUBLIC HEARINGS OF THE  
PLANNING & ZONING BOARD TO BE HELD  
TUESDAY, OCTOBER 18, 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 11/22/2011; Expires on 1/26/2011**

1. **5 RIVEREDGE (ZONE R-10)** Petition of Bruce Blake for a two-lot subdivision on Map 37, Block 588, Parcel 10, of which Bruce Blake is the owner.

**D. PUBLIC HEARING - PROPOSED TEXT AMENDMENTS TO ZONING REGULATIONS**

2. **Section 5.1.4.2** Prohibited Drive-thru Windows, Curb Cuts and Driveways
3. **Section 9.3** Zoning Board of Appeals Procedures

**E. NEW BUSINESS**

4. **190 BROADWAY (ZONE R-5)** – Petition of Lindsay Suter, AIA, for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 15, Block 132, Parcel 13, of which Roxanne and Donald Sessions are the owners.
5. **MILFORD CHASE – SUBDIVISIONS I AND II BOND RETURN** – Request by T & M Building Co., Inc. for full bond returns in the amounts of \$201, 540.45 (Milford Chase I) and \$97,943.20 (Milford Chase II), in accordance with approval by Bruce Kolwicz, Public Works Director, Debra Kelly, Assistant City Attorney, and the Milford Land Conservation Trust, Inc.

**F. OLD BUSINESS**

6. **90 HEENAN DRIVE (ZONE CBDD)** – Reconsideration of Petition of 90 Heenan Drive, LLC for Site Plan Review approval to construct affordable housing units pursuant to CGS Section 8-30g on Map 91, Block 807, Parcel 2, of which 90 Heenan Drive, LLC is the owner, pursuant to August 11, 2011 Superior Court decision.
7. **PUBLIC HEARING CLOSED 9/6/2011 - PROPOSED TEXT AMENDMENT TO ZONING REGULATIONS**

1. **Section 2.5.6** Non-Conforming Plan, Construction or Use
2. **Section 6.1** Non-Conforming Uses, Structures and Lots

**G. PROPOSED TEXT REGULATION CHANGES – Discussion**

Sec. 2.5.5 Lot Access and Rear Lots

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- H. BOARD MEMBERS' GREEN GUIDELINE BOOK AND BY-LAWS**
- I. PLAN OF CONSERVATION AND DEVELOPMENT**
- J. LIAISON REPORTS**
- K. APPROVAL OF MINUTES – (10/4/2011)**
- 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.**