

**AGENDA FOR THREE (3) PUBLIC HEARING
BY THE PLANNING AND ZONING BOARD
TO BE HELD TUESDAY, NOVEMBER 6, 2013; AT 7:30 P.M.
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

C. PUBLIC HEARING LEFT OPEN – Close by 11/19/2013; expires on 1/23/2013

1. **565 PLAINS ROAD (ZONE LI)** Petition of Randy Simpson for Special Exception and Site Plan Review approval to allow a sound barrier to remain and be completed on Map 62, Block 928, Parcel 5, of which Milford Riders Motorcycle Club is the owner.

D. PUBLIC HEARINGS - Close by 12/11/2013; expires on 2/14/2013

2. **Proposed Moratorium on Medical Marijuana Dispensaries and Producers**

The following language would be added to the Milford Planning and Zoning regulations:

Section 2.7.10

The Milford Planning and Zoning Board shall not accept or consider any application to permit the establishment of Medical Marijuana Producers and dispensary facilities for a period of twelve (12) months commencing from the effective date of _____. The reason for the moratorium is to allow the Planning and Zoning Board to review the "*State of Connecticut Regulation of the Department of Consumer Protection concerning palliative use of Marijuana*" and the associated application process for producers and dispensary facilities, and to draft/or adopt municipal regulations regarding the production and distribution of medical marijuana within the City of Milford. The expiration date of said moratorium will be _____ unless extended by the Planning and Zoning Board.

3. **Proposed Zoning Regulation Text Changes Petitioned by Mayor Benjamin G. Blake, In Accordance with the Provisions of Connecticut General Statute 8-3b**

Article VI Non-Conforming Uses, Structures and Lots

Article VI, Section 6.2 – Non-Conforming Uses,

Section 6.2.6 – Discontinuance

Section 6.3 - Non-Conforming Structures

Section 6.3.6 - Restoration

Article VIII Interpretation, Administration and Enforcement

Section 8.2.2 - Authority to Enforce

Article XI - Definitions

Section 11.2 - Other Terms

Structure; Improvement, Substantial

(Complete text changes are on the City Website and the City Clerk's Office)

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E. NEW BUSINESS

4. **1200 BOSTON POST ROAD (ZONE CDD-5)** Petition of TPA Design, Inc. for an Amendment to a Special Permit and Site Plan Review to construct an 8,500 SF retail building on Map 89, Portion of Map 78, Block 832, Parcel 10, of which Matton Group Ltd. is the owner.
5. **326 WEST MAIN STREET (ZONE CDD-1)** Petition of Jon Eckman for an Amendment to a Special Permit to expand a daycare center to adjacent space on Map 53, Block 307, Parcel 3, of which Fischel Properties is the owner.

F. PUBLIC HEARINGS CLOSED 10/15/2013; expire 12/19/2013

6. **141-159, 146 MERWIN AVENUE (ZONE R-7.5)** Petition of Daniel Migliore, for Special Permit and Site Plan Review approval to construct six units of affordable housing, in an existing building, under CGS 8-30g on Map 59, Block 739, Parcel 2, of which Milwood Properties, LLC is the owner.
7. **580 BRIDGEPORT AVENUE (ZONE CDD-3)** Petition of Key Hyundai of Milford for an Amendment to a Special Permit and Site Plan Review approval to delay constructing a building and establish a dealer parking lot in its place on Map 25, Block 385, Parcels 14 and 14A, of which J & J Milford, LLC is the owner.
8. **489 NORTH STREET (ZONE R-10)** Petition of Thomas Lynch, Esq. for approval to construct a two lot subdivision on Map 87, Block 801, Parcel 2, of which RKP Properties, LLC is the owner.
9. **109 SEASIDE AVENUE aka 70 KINLOCH TERRACE (ZONE R-7.5)** Petition of Thomas Lynch, Esq., for an Amendment to a Special Permit and Site Plan Review approval to construct a new supplemental parking lot on Map 35, Block 427, Parcel 14, of which the United Presbyterian Church is the owner.

G. TABLED ITEM FOR DISCUSSION

10. **142 WEST TOWN STREET/65 SPRING LANE** – Order by Director of Public Works to waive Subdivision Sidewalk Requirements.

H. REGULATION CHANGES – Update - Rear Lots

I. REGULATION SUBCOMMITTEE - Update

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- J. LIAISON REPORTS**
- K. APPROVAL OF MINUTES – (10/15/2013)**
- 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.