

**AMENDED AGENDA FOR THREE (3) PUBLIC HEARINGS
BY THE PLANNING AND ZONING BOARD
TO BE HELD TUESDAY, NOVEMBER 19, 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. CGS 8-24 APPROVAL

1. **36-38 BROAD STREET - COLONY GRILL (ZONE MCDD)** – Request for CGS 8-24 approval to modify an existing parking easement with the City of Milford, of which Milford Broad Street, LLC is the owner.

D. NEW BUSINESS

2. **57 PELHAM STREET (ZONE R-7.5)** Petition of Peter W. Crabtree for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 29, Block 548, Parcel 8, of which Alice M. Gray is the owner.

E. PUBLIC HEARINGS – Close by 12/24/13; expires on 2/27/2014

3. **17 ANN STREET (ZONE R-5)** – Petition of Robert Tobin, Architect, for Special Permit and Coastal Area Management Site Plan Review approval to construct a single family residence with pre-existing elevated portion within 25 feet of high tide, on Map 13, Block 139, Parcel 5, of which the Tina Laraia Living Trust is the owner.
4. **229 WEST MAIN STREET (ZONE SFA-10)** – Petition of Thomas J. Lynch, Esq., for Special Permit and Site Plan Review approval to construct nine residential units under Connecticut General Statutes 8-30g Affordable Housing Act, on Map 54, Block 323, Parcel 29, of which Molly Rentals, Inc. is the owner.
5. **121, 123 and 131 WEST MAIN STREET (ZONES RO AND SFA-10)** Petition of Robert H. Smith, Jr., for Change of Zone and Site Plan Review approval to construct 48 apartment units and 1,620 SF of office space on Map 65, Block 321, Parcels 19, 20 and 24A, of which Metrostar Capital, LLC is the owner. **WITHDRAWN**
6. **86 POND POINT AVENUE (ZONE R-12.5)** – Petition of Tom Collucci for Special Permit and Site Plan Review approval to construct 22 residential units under CGS 8-30g Affordable Housing Act on Map 57, Block 712, Parcels 104a, 105a and 106a, of which Colberg, LLC is the owner

F. PUBLIC HEARING LEFT OPEN – Close by 12/11/2013; expires on 2/14/2013

7. **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,

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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

G. PUBLIC HEARINGS - Closed 11/6/2013; expires 2/14/2013

8. 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.

- 9. 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.

H. PUBLIC HEARING – Closed 10/15/2013; expires 12/19/2013

- 10. 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 Millwood Properties, LLC is the owner.

- I. 142 WEST TOWN STREET/65 SPRING LANE** – Update on Board recommendation for resolution of the sidewalk requirements on these properties.

- J. REGULATION CHANGES** – Discussion of proposed regulation change to Sec. 2.5.5 Rear Lots.

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- K. PROPOSED SUBCOMMITTEE REGULATION CHANGES - Update**
- L. LIAISON REPORTS**
- M. APPROVAL OF MINUTES (11/6/2013)**
- N. CHAIR'S REPORT**
- O. 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.