

**AGENDA FOR PUBLIC HEARINGS OF THE PLANNING & ZONING BOARD
TO BE HELD TUESDAY, NOVEMBER 20, 2012; 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. 1. CGS 8-24 APPROVAL – FENCING PROPOSAL FOR BERNARD/FRANCIS FIELD (CONTINUED) – Junior Major League’s proposal to install a removable fence at the Bernard/Francis Field referred to the Planning and Zoning Board by the Park, Beach and Recreation Commission.**
- D. PUBLIC HEARINGS (LEFT OPEN) - CLOSE BY 11/20/2012; expire 12/20/2012**
 - 2. 42 WESTMOOR ROAD (ZONE R-12.5) – Petition of Buddy Field for a Special Permit and Coastal Area Management Site Plan Review approval to construct a single family residence and regrading within 25 feet of a flood plain on Map 30, Block 644, Parcel 7, of which Field and Son Builders LLC is the owner.**
 - 3. 2007 BRIDGEPORT AVENUE (ZONE CDD-3) - Petition of Thomas Lynch, Esq., for Special Exception and Site Plan Review approval to allow the establishment of a hookah lounge to be located on Map 43, Block 432, Parcel 00025, of which Jaser Enterprise, LLC is the owner.**
- E. PLAN OF CONSERVATION AND DEVELOPMENT - Update**
- F. REQUEST BY STAFF TO ADD SUBSTANTIAL DAMAGE DEFINITION TO THE ZONING REGULATIONS**
- G. PROPOSED ZONING REGULATIONS**
 - Sec. 3.1.4.2 Building Height in Residential Zones - POCD will influence
 - Sec. 2.5.5 Lot Access and Rear Lots awaiting CA input
 - Sec. 9.2.3 Prohibited Variances - awaiting CA input
 - Add: Sec. 5.1.4 Off-Street Parking Requirements (10) Health Clubs**
- H. APPOINTMENT OF SUBCOMMITTEE TO REVIEW ZONING REGULATIONS**
- I. LIAISON REPORTS**
- J. APPROVAL OF MINUTES – (11/07/2012)**
- K. CHAIR’S REPORT**
- L. 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.