

**AGENDA OF THE PLANNING AND ZONING BOARD  
TO BE HELD Tuesday, November 20, 2018 AT 7:30 P.M.  
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD, CT**

**A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE**

**B. ROLL CALL**

**C. Old Business** - Approve effective date of Regulation Amendment 9-17, Section 3.17.2.16, to allow mixed use buildings in the CDD-2 zone with less than 20% commercial. (Recommended Date 11/23/18)

**D. New Business**

- 1) Approval of 2019 Meeting Schedule
- 2) **70 Melba Street** (ZONE R-5) - Petition of Tony Denorifa for a Coastal Area Site Plan Review on Map 029, Block 558, Parcel 34 of which Robert J. and Ida T. Pedrolini are the owners.
- 3) **11 Point Beach Drive** (ZONE R-7.5) – Petition of Abigail Adams, RLA, for a Coastal Area Site Plan Review, on Map 030, Block 636, Parcel 4; of which Paul Fonseca is the owner.
- 4) **733 East Broadway** (ZONE R-5) – Petition of Jeff Attolino for a Coastal Area Site Plan Review, on Map 22, Block 474, Parcel 17; of which William P. Falk is the owner.
- 5) **CGS 8-24 Request** 5 Year Capital Improvement Plan. Planning and Zoning Board Approval requested by Mayor Benjamin Blake

**E. Public Hearings**

CLOSE BY December 12, 2018; VOTE BY January 11, 2018

- 1) **Proposed Change to City of Milford Zoning Regulations:** Article 2, Section 2.7.11 Moratorium on Self-Storage Facilities, Proposed by the City of Milford.
- 2) **57,59,61,63 Naugatuck Avenue -Building A** (Zone CDD-2) Petition of Daniel Shepro, Esq. for an amendment to the Special Permit to change previously approved exterior architectural elements on Map 16, Block 149, Parcel 7; of which Beach Village LLC is the owner.
- 3) **48,50,52,54 East Broadway-Building D** (Zone CDD-2) Petition of Daniel Shepro, Esq. for an amendment to the Special Permit to change previously approved exterior architectural elements on Map 16, Block 149, Parcel 7; of which Beach Village LLC is the owner.
- 4) **230 Woodmont Road** (ZONE ID) – Petition of Chris Willet, for a Special Exception to expand previously approved brewery to include a tasting room, on Map 091, Block 809, Parcel 25; of which D'Amato Investments is the owner. (Rescheduled from October 16, 2018)
- 5) **16 Ross Street** (ZONE R-5) – Petition of Thomas Lynch, Esq. for a Change of Zoning Map to CCD-1, on Map 66, Block 813, Lot 22; of which John E. Rogers is the owner.
- 6) **Proposed Change to City of Milford Zoning Regulations:** Article 17, Section 17-12 Electronic Digital Billboard Signs, Proposed by Kevin Curseaden, Esq.
- 7) **232 West Main Street** (ZONE SFA-10) – Petition of Warren Field for six units of housing under 8-30g, on Map 53, Block 309, Parcel 8; of which Robert Page Jr. is the owner.

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- 8) **43 Erna Street** (ZONE CDD-1) – Petition of Thomas Lynch, Esq. for a Special Exception to establish a Dog Day Care Facility, on Map 43, Block 304, Parcel 41; of which Gabor Pernyeszi is the owner.
- 9) **3-5-7 Cherry Street** (ZONE RO) – Petition of Kevin Curseaden, Esq. for a Special Exception for Conversion of Dental Offices to Residential Units and a Minor Lot Line Adjustment, on Map 65, Block 817, Parcels 09 and 8A; of which Red Cherry, LLC and Molar Manor, LLC are the owners.

**F. LIAISON REPORTS**

**G. REGULATION SUBCOMMITTEE**

**H. APPROVAL OF MINUTES – 10/16/2018 (11/7/18 meeting was cancelled due to lack of quorum)**

**I. CHAIR'S REPORT**

**J. STAFF REPORT – Zoning Regulation Amendment #11-17 – Article 3, Sections 3.1.5.3, 3.1.3.8 and 11.2 – Commercial Vehicles**

**K. ADJOURNMENT**

**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 ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.**

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