

**AGENDA FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD
TO BE HELD TUESDAY, DECEMBER 2, 2008; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. PUBLIC HEARING HELD 11/5/08; exp. 1/9/09

2. **232-256 MELBA STREET (ZONE BD)** Petition of Melba Realty, LLC for a Zone Change from BD to RMF-16 on Map 39, Block 542, Parcel 2 and easterly 45' of Parcel 38A, of which Melba Realty, LLC is the owner.
3. **232-256 MELBA STREET (ZONE BD)** Petition of Melba Realty, LLC for a Special Permit, Coastal area Management Site Plan Review and Site Plan Review to construct four multi-family residential buildings containing 16 total units on Map 39, Block 542, Parcel 2 and easterly 45' of Parcel 38A, of which Melba Realty, LLC is the owner.

D. PUBLIC HEARING HELD 11/18/08; exp. 1/22/08

4. PROPOSED TEXT AMENDMENTS

- a. **Sec. 3.1.4.1 – SCHEDULE OF LOT AND BUILDING REQUIREMENTS FOR ONE FAMILY RESIDENTIAL DISTRICTS** – Proposed regulation text change to remove the words “excluding basement”
- b. **Sec. 6.2.6 – RESTORATION** – Proposed regulation text change to eliminate the last sentence.
- d. **PROPOSED ZONING REGULATION AMENDMENT – Section 3.21 (ZONE MCDD) and Sec. 5.3. – SIGN REGULATIONS** – Application of Milford Progress, Inc. for a zoning text change to Sign Regulations pertaining to the MCDD zone only and moving Appendix B to section 3.21.
- e1. **Sec. 3.17.4 – LOT AND BUILDING REQUIREMENTS** - Proposed regulation text change to correct a printing error.
- e2. **Sec. 3.20.2.13 – CDD5 – Special Uses** - Add section to the CDD-5 regs, which will conform to the wording in the other CDD zones.
- e3. **Sec. 4.1.1 to 4.1.1.8 – ACCESSORY BUILDINGS IN RESIDENTIAL DISTRICTS**. Proposed regulation text change in wording.
- e4. **DEFINITION OF BUILDING** – Proposed text change of definition.

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e5. Sec. 5.4.1 – COMMERCIAL GARAGE – Proposed regulation text change in wording and elimination of sec. 5.4.1.1 and 5.4.1.2.

e6. Sec. 7.3.5 (1) and (2) – SPECIAL EXCEPTIONS – Proposed regulation text change to add a section to include Public Hearing.

- E. LIAISON REPORTS**
- F APPROVAL OF MINUTES – (11/18/08)**
- G CHAIR’S REPORT**
- H. 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 ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 783-3230, FIVE DAYS PRIOR TO THE MEETING IF POSSIBLE.