

**AGENDA FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD TO BE HELD
TUESDAY, DECEMBER 5, 2006; 7:30 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

A. ROLL CALL

B. EXECUTIVE SESSION – Status Report

S Squared Development versus City of Milford Planning and Zoning Board.

C. PUBLIC HEARING LEFT OPEN 11/21/06; exp. 12/24/06

1. **304 OLD GATE LANE (ZONE ICD)** Petition of Perry Kokenos for a Special Permit and Coastal Area Site Plan Review to establish an outdoor patio with expanded parking at Gipper's Restaurant on Map 79, Block 811, Parcel 9, of which JDP LLC is the owner.

D. PUBLIC HEARINGS HELD 11/21/06; exp. 1/24/07

2. **18 BEECHWOOD AVENUE (ZONE R-5)** Petition of Denese Dugay to construct an accessory apartment on Map 16, Block 272, Parcel 3, of which Julia and Clarence Dugay are the owners.
3. **420 BURNT PLAINS ROAD (ZONE R-A)** Petition of James Denno for an Amendment to a Special Permit to convert part of the parsonage basement for meeting use on Map 108, Block 835, Parcel 8E, of which Grace Baptist Church is the owner.
4. **25-80 WHITE OAKS TERRACE (ZONE R-12.5)** Petition of White Oak Terrace, LLC for Site Plan Review approval to construct 46 units of affordable multi-family residential housing under CGS 8-30g on Map 75, Block 921, Parcel 11, of which Louis J. and John C. D'Amato are the owners.

E. OLD BUSINESS

5. **42 NAUGATUCK AVENUE/37 PARK AVENUE (ZONE CDD-2)** Request of Paul Wypychoski to split 42 Naugatuck Avenue and 37 Park Avenue and to reduce the rear yard buffer, between the buildings, from 10 feet to 6 feet, on Map 16, Block 148, Parcels 5 and 5A, of which Aldanma Leasing, LLC is the owner.

F. NEW BUSINESS

6. **15 SCOTT STREET (ZONE R-5)** – Request from Paul Perry to purchase property located on Map 27, Block 449, Parcel 17, of which the City of Milford is the owner.

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7. **SURF AVENUE** – Request from Diane Hine to purchase property located on May 35, Block 472a, Parcel 38, of which the City of Milford is the owner.
8. **222 OREGON AVENUE NORTH (ZONE R-12.5)** Petition of Stephen Cinque for a Coastal Area Management Site Plan Review to rebuild a single-family residence on Map 15, Block 37, Parcel 1, of which Stephen Cinque is the owner.
9. **39 EAST AVENUE (ZONE R-7.5)** Petition of Stephen Studer, Esq. for a Coastal Area Management Site Plan Review to replace an existing single-family residence on Map 38, Block 558, Parcel 89A, of which John and Susan Hughes are the owners.

G. LIAISON REPORTS

H. APPROVAL OF MINUTES (11/21/06)

I. CHAIRMAN'S REPORT

J. 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.