

**AGENDA FOR ONE (2) PUBLIC HEARINGS OF THE PLANNING & ZONING BOARD
TO BE HELD TUESDAY, DECEMBER 18, 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. NEW BUSINESS

1. Board approval of Allan Cegan to the Inland Wetlands Commission.

- D. 2. **8-24 APPROVAL – 54 WILSON STREET SUBDIVISION** Request for Board approval to accept the donation of a deed of 15,000 SF of open space on the approved subdivision plan filed as Map AB-3444.

E. PUBLIC HEARING - CLOSING BY 1/22/2013; Expires 3/28/2013

3. **PLAN OF CONSERVATION AND DEVELOPMENT** - Public Hearing for the Planning and Zoning Board to accept the updated Plan.
4. **SUBSTANTIAL DAMAGE DEFINITION** – Addition of language to the existing definition in Article XI, Section 11.2 of the Milford Zoning Regulations.

F. NEW BUSINESS

5. **19 SMITHS POINT ROAD (R-7.5)** – Petition of Richard Couch, PE, for Coastal Area Management Site Plan Review approval for substantial improvement to a single family residence located on Map 3, Block 90, Parcel 4, of which Rebecca Ellsley is the owner.

G. REGULATION SUBCOMMITTEE - Report on initial meeting

H. PROPOSED REGULATION CHANGES - Update

- Sec 2.5.5 Lot Access and Rear Lots – awaiting CA input**
- Sec 9.2.3 Prohibited Variances – awaiting CA input**
- Sec 5.1.4 Off-street Parking Requirements (10) Health Clubs – Staff to review requirements and parking study.**

I. LIAISON REPORTS

J. APPROVAL OF MINUTES – (12/4/2012)

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.