

**AGENDA OF THE PLANNING AND ZONING BOARD  
MEETING TO BE HELD TUESDAY, OCTOBER 3, 2023, AT 7:00 P.M.  
IN PERSON AT CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD, CT**

Non-participants can watch the meeting via livestream on YouTube: <https://www.youtube.com/c/MGATCity>

CLICK >>>> [HERE](#) <<<< TO VIEW THE PLANS AND DOCUMENTS FOR THIS MEETING

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

C. NEW BUSINESS VOTE BY DECEMBER 7, 2023

**1 Tudor Road (a/k/a 0 Old Point Road)** (Zone R-7.5) referral pursuant to CGS Section 8-24, to approve a lease agreement between the Boys and Girls Club of Milford, Inc., and the City of Milford on Map 015 Block 107 Parcel 85 A of which the City of Milford is the owner.

**25 Shell Avenue** (Zone R-7.5) Petition of Timothy Hollister, Esq. for a Site Plan Review with CAM for a 20-unit residential building proposed under CGS 8-30g on Map 27, Block 444, Parcel 16, of which Sea Shell LLC c/o Fortitude Capital LLC is the owner.

D. PUBLIC HEARINGS CLOSE BY NOVEMBER 8, 2023; VOTE BY JANUARY 11, 2023

**Proposed Regulation Change #23-7** Petition of John Knuff, Esq., for changes to Article III, Section 3.9 Shopping Center Design District; Article V, Section 5.1 Parking and Loading Regulations; and Article XI, Section 11.2 Other Terms.

**CLOSE BY OCTOBER 24, 2023; VOTE BY DECEMBER 28, 2023**

**242 Buckingham Avenue** (Zone CDD-4) Petition of Molly Rentals LLC for a Special Permit to construct a 20 Dwelling Unit Residential Complex at Map 55, Blok 545, Parcel 6, of which Tom Hayes is the owner. **POSTPONED UNTIL OCTOBER 17, 2023**

**695 West Avenue** (Zone CDD-1) Petition of Thomas Lynch, Esq. for a Special Permit with Site Plan Review for an Automotive Repair Facility at Map 043, Block 334, Parcel A4, of which 695 West, LLC, is the owner. **POSTPONED UNTIL OCTOBER 17, 2023**

E. OLD BUSINESS

F. LIAISON REPORTS

G. SUBCOMMITTEE REPORTS:

H. APPROVAL OF MINUTES – 9/19/23

I. CHAIR'S REPORT

J. STAFF REPORT

K. ADJOURNMENT

New Business, not on the agenda, may be brought up by a two-thirds' 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.