

AGENDA OF THE ZONING BOARD OF APPEALS

TO BE HELD TUESDAY, 11 OCTOBER 2022, AT CITY HALL AUDITORIUM, 110 RIVER STREET, 7:00 P.M.

Non-participants may view the meeting live (via YouTube): <https://www.youtube.com/c/MGATCity>

TO VIEW ONLINE PLANS AND OTHER DOCUMENTS FOR THE ITEMS LISTED BELOW, CLICK [HERE](#)

A. PLEDGE OF ALLEGIANCE/ROLL CALL

B. CONSIDERATION OF AGENDA ITEMS

1. **230 Old Gate Lane**, MBP 79/811/8A, ID; Jesse Langer, Esq., for Bridge Haven Ford Truck Sales, Inc, owner; Request for approval of location in accordance with Section 9.2.4 of the Milford Zoning Regulations.
2. **25 Shell Street**, MBP 45/510/85, R-12.5; Thomas Lynch, Esq., for Sea Shell, LLC, owner; Vary Section 6.2.1 to allow renovation and enlargement of structure devoted to a non-conforming residential use with no increase in unit count.
3. **114 Merwin Avenue**, Kevin Curseaden, Esq., for Peter Dreyer, appellant (112 Merwin Avenue) Appeal the Decision in accordance with the provisions of section 9.2.1 regarding decision to issue a zoning permit date 7/21/22 for the construction of a single-family house in violation of zoning regulations. **(POSTPONED BY APPLICANT)**
4. **9 Little Pond Road**, MBP 39/618/6A, R-10; Sachin Anand, owner; Vary 3.1.4.1 easterly rear-yard setback to 17.4' where 25' required to construct a "structure" over basement access stairs.
5. **5 Beach Avenue**, MBP 82/784/6, (R-12.5) Kevin Curseaden, Esq. for Charles Smith and Karen Smith, owners; Vary 3.1.4.1 front-yard setback to 27.5' where 30' required with 3' front-yard setback existing to attach garage to house.
6. **6 Clinton Street**, MBP 71/760/7, (R-7.5) Rick Mangione, owner; Vary 3.1.4.1 rear-yard setback to 13.4' where 20' required to add a bay to existing attached garage.
7. **74 Essex Drive**, MBP 92/704/8a, Kevin Fallon and Erin Fallon, owners; Vary 3.1.4.1 side-yard setback to 6.5' where 10' required to construct a 2-story garage addition with in-law behind on first floor and common living space above.

C. NEW BUSINESS

D. OLD BUSINESS

E. STAFF UPDATE

F. ACCEPTANCE OF MINUTES FROM 13 SEPTEMBER 2022 HEARING

G. ACCEPTANCE OF APPLICATIONS FOR 9 NOVEMBER 2022 **(WEDNESDAY)** HEARING