

**ZONING BOARD OF APPEALS, AGENDA OF BUSINESS MEETING TO BE HELD DECEMBER 10, 2013, 7:00 P.M.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD, CT**

The Regular Meeting of the Zoning Board of Appeals of Milford, CT will be held on Tuesday, December 10, 2013, beginning at 7:00 p.m. in CITY HALL AUDITORIUM, 110 RIVER STREET, Milford, CT, to hear all parties concerning the following applications, some of which require Coastal Area Site Plan Reviews or exemptions, as indicated below:

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. CONSIDERATION OF AGENDA ITEMS

1. **7 Point Beach Drive** (R-7.5) Carol Greunke, agent, for Orville Greunke, owner; Vary Sec. 3.1.4.1 front-yd setback to 13.12' where 20' req; 4.1.4 east-side proj to 2.5' where 4' perm, front-yd proj of 13.16' where is 16' perm. Map 30, Block 636, Parcel 3
2. **137 Milford Point Road** (R-5) Thomas Lynch, attorney, for Christine Timko owner; Vary Sec. 3.1.4.1 south-yd setback to 2.1' where 10' req, north-yd setback to 2' where 5' req; 4.1.4: south front-porch proj to 1.5' where 8' is perm, north proj to 2' where 4' is perm, north rear-deck proj to 2' where 4' is perm, south proj to 4.2' where 8' is perm; 3.1.1.1 density from 1-fam to 2-fam to reconstruct existing storm-damaged home. Map 6, Block 84, Parcel 43
3. **0 Westmore Road: M-30/B-613A/L-34 & 37** (R-12.5) Thomas Lynch, attorney, for Field and Son Builders LLC, owner; Vary Sec. 3.1.4.1. front-yd setback to 18' where 30' req, side-yd setback to 5' where 10' req ; 4.1.16.2 construct bldg w/in 25' of a wetland. Map 30, Block 613A, Parcel 34 & 37
4. **6 Bayshore Drive** (R-5) Cheryl Warren and Kim Warren, owners; Sec. 9.2.1 Appeal the decision of the ZEO regarding fence on yard that abuts Long Island Sound. Map 29, Block 516, Parcel 3
5. **23 Platt Street** (R-7.5) Robert Stevens, owner; Vary Sec. 3.1.4.1 to 8.25' where 10' req; 4.1.4 (stairs) to 5.26' where 8' is perm, (porch) to 10.15' where 16 perm, (front stairs) to 9.14' where 16' is perm ' is perm to build new dwelling. Map 30, Block 639, Parcel 39
6. **516 Boston Post Road** (CDD-1) Fayez Ghaly, agent, for Cholewinski Trust, owner; Vary Sec. 6.2.1 Enlarging a non-conforming use; 5.4.2.2 Above-ground fuel tanks w/more than 275 gal.; 5.4.3.1 Gas station use w/in 300' of a res zone; 5.4.2.1: 13,113 sf lot where 22,000 sf is req. Map 64, Block 921, Parcel 9
7. **140 Bittersweet Avenue M-13/B-134/L-1** (R-5) Christopher Saley, owner (under contract w/L. Pannone); Vary Sec. 3.1.4.1 rear-yd setback to 7.6' where 20' req to elev existing home. Map 13, Block 134, Parcel 1

D. OLD BUSINESS

E. NEW BUSINESS

F. STAFF UPDATE

G. ACCEPTANCE OF MINUTES FROM NOVEMBER 12, 2013, HEARING

H. ACCEPTANCE OF APPLICATIONS FOR JANUARY 14, 2014, HEARING

Any other business not on the agenda to be considered upon two-third's vote of those 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, PRIOR TO THE MEETING IF POSSIBLE.