

**ZONING BOARD OF APPEALS**  
**AMENDED**  
**AGENDA OF BUSINESS MEETING TO BE HELD**  
**DECEMBER 13, 2012, 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 11, 2012, 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. **60 James Street** (R-5) Attorney Kevin J. Curseaden for Dennis Warren and Tracy Warren, appellants/owners; Appeal the Cease and Desist Order of the Assistant City Planner in a letter dated 9/13/2012 regarding garage alterations; in accordance with Sec. 9.2.1. Map 27, Block 456, Parcel 20  
***Postponed from October and November meetings***
2. **7 Point Beach Drive** (R-7) Ronald J. Rinaldi, contractor, for Carole Greunke and Laura Jubenville, owners; Vary Sec. 3.1.4.1 front-yard setback to 13.16' where 20' is req; wood walkway and stairs projecting 1.5' where 1' is permitted on east side. CAM required. Map 30, Block 363, Parcel 3
3. **42 Field Court** (R-5) Joseph Hannon, Jr., contractor, for William Newbauer, III, owner; Vary Sec. 3.1.4.1 and Section 4.1.4 as listed below for elevation of single-family residence; Map 28, Block 573, Parcel 4
  - a. West side stair projection of 1.6' where 4' permitted.
  - b. West side setback of 4.9' where 5' required.
  - c. West side patio 0.5' where 4' permitted.
  - d. South side patio 0' where 4' permitted.
  - e. East side patio 0' where 4' permitted.
  - f. South side second floor deck projection of 7' where 4' permitted.
  - g. South side first floor deck projection of 16' where 4' permitted.
  - h. East Side first floor deck projection of 4' where 2' permitted.
  - i. East side yard of 9' where 10 required.
  - j. East side step projection of 6.8' where 8' permitted.
  - k. Lot coverage of 98% where 65% is permitted.
4. **30 James Street** (R-5) William Piacitelli, applicant/owner; Vary Sec. 3.1.4.1 side-yard setback to 3' where 5' is required; front-yard setback to 6.9' where 10' is required, for construction of single-family residence. Map 27, Block 456, Parcel 14
5. **21 Smiths Point Road** (R-7.5) Richard Couch, engineer, for George Dewey, owner; Vary Sec. 5.8.7.3 for placement of septic system. Map 3, Block 90, Parcel 5
6. **19 Smiths Point Road** (R-7.5) Richard Couch, engineer, for BE Architectural Classics Ltd, owner; Vary Sec. 5.8.7.3 for placement of septic system. Map 3, Block 90, Parcel 4

**D. OLD BUSINESS**

**E. NEW BUSINESS**

**F. STAFF UPDATE**

**G. ACCEPTANCE OF MINUTES FROM OCTOBER 9, 2012, HEARING**

**H. ACCEPTANCE OF APPLICATIONS FOR DECEMBER 11, 2012, 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.