

**AGENDA FOR FOUR (4) PUBLIC HEARINGS  
OF THE PLANNING AND ZONING BOARD  
TO BE HELD MONDAY, FEBRUARY 24, 2014 AT 7:30 P.M.  
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET  
(THIS MEETING IS RESCHEDULED FROM FEBRUARY 18, 2014)**

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

- C. 1. 8-24 APPROVAL** – Request for the lease, sale or transfer pursuant to CGS 8-24 for AT&T to erect a cell tower for Police Department use at Eels Hill Road, for the City to accept ownership of such tower from AT&T once construction is completed and for the cell tower to be leased to AT&T, or its subsidiary.
- 2. 8-24 APPROVAL** – Request for sale or transfer pursuant to CGS 8-24 of Colonial Avenue/Riverside Drive passways, exclusively to the abutting property owner(s), as depicted on the attached maps.

**D. OLD BUSINESS**

- 3. Reconsideration of Proposed Zoning Regulation Text Changes Petitioned by Mayor Benjamin G. Blake, In Accordance with the Provisions of Connecticut General Statute 8-3b**

**Section 6.2 – Non-Conforming Uses**

**Section 6.2.6 – Discontinuance**

**Section 6.3 – Non-Conforming Structures**

**Section 6.3.6 – Restoration**

- 4. 23 PLATT STREET (ZONE R-7.5) (TABLED FROM 2/4/2014)**  
Petition of Robert Stevens for Coastal Area Management Site Plan Review approval to construct a single family residence on Map 30, Block 639, Parcel 39, of which Robert Stevens is the owner.

**E. PUBLIC HEARING (LEFT OPEN) – Close by 3/11/2014; expires on 5/15/2014**

- 5. 121, 123 AND 131 WEST MAIN STREET (ZONES RO and SFA-10)** – Petition of Metro Star Capital, LLC for Zone Boundary Change and Site Plan Review approval to construct a mixed use building with 48 residential units and office space on Map 65, Block 321, Parcels 19, 20 and 24A, of which 121 West Main Street Associates, LLC is the owner.  
**(POSTPONED TO MARCH 4, 2014 MEETING)**

**F. PUBLIC HEARINGS – Close by 3/25/2014; expires on 5/29/2014**

- 6. 167 MORNINGSIDE DRIVE (ZONE R-10)** Petition of Keith Malia for Special Permit and Coastal Area Management Site Plan Review approval to construct a new flood erosion control structure on Map 30, Block 613, Parcel 1, of which Phyllis Boynton is the owner.

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7. **16 BRIDGEWATER AVENUE (ZONE R-5)** Petition of Mark Pucci for Special Permit and Coastal Area management Site Plan Review approval to construct a new single family residence within 25 feet of high tide on Map 13, Block 139, Parcel 3, of which Mark Pucci, 16 Bridgewater LLC is the owner.
8. **2 LAWRENCE COURT (ZONE R-5)** Petition of Peter Crabtree for Special Permit and Coastal Area Management Site Plan Review approval to construct a new single family residence within 25 feet of high tide on Map 28, Block 579, Parcel 3, of which Allen and Terry Desrosier are the owners.

**G. LIAISON REPORTS**

**H. APPROVAL OF MINUTES – (2/4/2014)**

**I. CHAIR’S REPORT**

**J. 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.**