

**AGENDA FOR REGULAR MEETING OF THE
PLANNING & ZONING BOARD TO BE HELD
SEPTEMBER 5, 2006 at 7:30 p.m.
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

A. ROLL CALL

B. PUBLIC HEARINGS HELD 8/15/06; exp. 10/19/06

1. **ZONING TEXT REGULATION CHANGE (ZONE CDD-2)** Petition of Stephen Studer, Esq. to allow public or parochial school, private non-profit school, licensed child day care center uses in the Corridor Design Development District-2.
2. **OLD POINT ROAD (ZONE CDD-2)** Petition of Good Shepard Daycare, Inc. for a Special Permit and Site Plan Review to construct a child daycare and child development school for 92 children on Map 15, Block 107, Parcel 85A, of which St. Gabriel's Church is the owner.
3. **29 SEAVIEW AVENUE (ZONE R-10)** Coastal Area Management Site Plan Review to construct a single-family residence on Map 9, Block 130, Parcel 4, of which John and Therese Carey are the owners.
4. **12 AND 55 SOUTHWORTH STREET - JOHN HENRY ESTATES (ZONE R-18)** Petition of Richard Gustafson for a Six-Lot Subdivision on Map 64, Block 930, Parcel 64 and 66, of which Richard Gustafson is the owner.

PUBLIC HEARING HELD OPEN 8/15/06; exp. 9/19/06

5. **1620-1634 BOSTON POST ROAD - (MILFORD MARKETPLACE) (ZONE CDD-5)** Petition of Milford MarketPlace, LLC, for a Special Permit and Site Plan Review for a bank and retail store on Map 100, Block 804, Parcel 8A, of which 1620-1634 Boston Post Road LLC is the owner.
6. **1650 BOSTON POST ROAD - (MILFORD MARKETPLACE) (ZONE CDD-5)** Petition of Milford MarketPlace, LLC, for a minor amendment to a Special Permit and Site Plan Review for an approved retail shopping center on Map 109, Block 804, Parcel 9, of which BLR Realty Company is the owner.

C. TABLED BUSINESS

7. **598 West Avenue, Erna Avenue, Junior Street and Roselle Street - Gloria Commons (ZONE CDD-1)** Request of Stephen Studer, Esq. for a minor amendment to a Special Exception for a site waiver, in order to erect a six foot high solid fence within a front yard setback along West Avenue on Map 42, Block 304, Parcels 1A, 3A, 31 and 31A, of which Riverbrook, LLC is the owner.

D. NEW BUSINESS

8. **262 SEASIDE AVENUE (R-12.5)** Petition of Robert Boynton, Esq. for a determination under Section 10.1.2 that a Special Permit application or Site Plan Review is not needed prior to a formal application for a Zone Change on Map 44, Block 432, Parcel A15 & A14, of which Louis Giordano is the owner.
9. **333 BOSTON POST ROAD (ZONE CDD-1)** Petition of Gina DeLucca for a minor amendment to a Special Permit to expand the existing Once Upon a Time Daycare Center on Map 53, Block 307, Parcel 3, of which Harold Fishel is the owner.

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10. **1341-1420 BOSTON POST ROAD (ZONE SCD)** Petition of Trailer Development, LLC for a minor amendment to a Special Permit for signs on Map 89 and 90, Block 812, Parcels 42, 43B, 44, 45 and 46, of which Trailer Development LLC is the owner.
11. **254 OLD GATE LANE (ZONE ICD)** Letter of request from Old Gate Automotive, LLC, in accordance with Section 5.3.5.2, for permission to install a second building sign on Map 79, Block 811, Parcel 8H, of which James Vig is the owner.
12. **1201 BOSTON POST ROAD (ZONE SCD)** Acceptance of cash donation for the purchase of 72 trees, in lieu of providing 72 trees per condition of expansion of the Connecticut Post Mall, in accordance with the Board's approval of the Special Permit on April 15, 2003.

- E. PLAN OF CONSERVATION & DEVELOPMENT TASK LIST UPDATE**
- F. ZONING REGULATIONS DISCUSSION**
- G. LIAISON REPORTS**
- H. APPROVAL OF MINUTES (8/15/06)**
- I. CHAIRMAN'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 ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, 783-3230, FIVE DAYS PRIOR TO THE MEETING IF POSSIBLE.