

**CORRECTED DATE FOR THE  
AGENDA FOR THE PLANNING & ZONING BOARD MEETING  
TO BE HELD TUESDAY, OCTOBER 4, 2011; 7:30 P.M.  
AT THE CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

**A. PLEDGE OF ALLEGIANCE**

**B. ROLL CALL**

**C. CLOSED PUBLIC HEARINGS**

**1. PUBLIC HEARING – Closed 9/6/2011; Expires 11/10/2011**

**EASTERN STEEL ROAD (ZONE ID)** - Petition of John Knuff, Esq. for a Special Exception and Site Plan Review to permit a package store selling alcoholic liquor on Map 80, Block 810, Parcel 13A, of which Wiehl Properties, Inc. is the owner.

**2. PROPOSED TEXT AMENDMENT TO ZONING REGULATIONS**

1. Section 2.5.6 Non-Conforming Plan, Construction or Use
2. Section 6.1 Non-Conforming Uses, Structures and Lots

**3. PUBLIC HEARING – Closed 9/20/2011; Expires 11/24/2011**

**26 & 32 HIGGINS DRIVE (ZONE ID)** – Petition of Kevin Curseaden, Esq., on behalf of Mary E. Stark, d/b/a Bark Avenue Pet House, for a Special Exception and Site Plan Review to establish a Dog Day Care facility on Map 80, Block 810, Parcels 15D and 15E, of which D'Amato Investments, LLC is the owner.

**D. NEW BUSINESS**

4. **48 POINT LOOKOUT EAST (ZONE R-12.5)** Petition of Westcott and Mapes for Coastal Area Management Site Plan Review approval for substantial improvement to a Single Family Residence and to regrade in the flood plain on Map 28, Block 581, Parcel 23, of which Peter Lovell and Patricia Shea-Lovell are the owners.

**E. OLD BUSINESS**

5. **90 HEENAN DRIVE (ZONE CBDD)** – Reconsideration of Petition of 90 Heenan Drive, LLC for Site Plan Review approval to construct affordable housing units pursuant to CGS Section 8-30g on Map 91, Block 807, Parcel 2, of which 90 Heenan Drive, LLC is the owner, pursuant to August 11, 2011 Superior Court decision.

**F. PROPOSED TEXT REGULATION CHANGE – Discussion**

<b>Section 2.5.5</b>	Lot Access and Rear Lots
<b>Section 9.3.1</b>	Procedures ZBA
<b>Section 5.1.4.2</b>	Prohibit Drive-Thru Windows Curb Cuts and Driveways
<b>Section 3.1.4.1</b>	Revise Table
<b>Section 3.1.4.2</b>	Building Height in Residential Zones
<b>Definition</b>	Crawl Space/Lowest Floor

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**G. BOARD MEMBERS' GREEN GUIDELINE BOOK AND BY-LAWS**

Discussion of Subcommittee's suggestion for the election of the Chairman of the Planning and Zoning Board.

**H. PLAN OF CONSERVATION AND DEVELOPMENT**

**I. LIAISON REPORTS**

**J. APPROVAL OF MINUTES – (9/20/2011)**

**K. CHAIR'S REPORT**

**L. 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.**