

**PLANNING AND ZONING BOARD AMENDED AGENDA FOR THREE (3) PUBLIC HEARINGS TO BE HELD
TUESDAY, 17 OCTOBER 2017, 7:30 PM, CITY HALL AUDITORIUM, 110 RIVER STREET**

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

C. NEW BUSINESS

1. **8-24 Review** for 5-year lease on property at **25-27 River Street**, Map 54, Block 397, Lots 4-5 of which the City of Milford is the owner.
2. **ACTION ON PROPOSED SETTLEMENT AGREEMENT for WALNUT BEACH ASSOCIATION ET AL V. PLANNING AND ZONING BOARD OF THE CITY OF MILFORD, ET AL**, Dockets AAN-CV15-6019768-S and AAN-CV16-6019855-S under Connecticut General Statute 8-8(n) regarding the property located at 30 East Broadway, Milford, Connecticut; hearing on Friday, OCTOBER 20, 2017, at 10:00 AM, at the Superior Court for the Judicial District of Milford/Ansonia, Connecticut.
3. **26 Cherry Street (RO)** Petition of Dominick Thomas, Esq., for an Amendment to Site Plan Review to construct an addition to an existing building on Map 65, Block 822, Parcel 43, of which 26 Cherry St. Assoc., LLC, is the owner.

D. PUBLIC HEARINGS

POSTPONED to 8 NOVEMBER 2017

1. **65 Plains Road (CDD-1)** Petition of AAP Builders LLC, for a Special Permit and Site Plan Review for 12 units of housing constructed under CGS 8-30g on Map 53, Block 939, Parcel 30 of which 65 Plains Road, LLC is the owner.

Close by 7 DECEMBER 2017
2. **PROPOSED TEXT REGULATION AMENDMENT** Petition of Thomas B. Lynch, Esq., on behalf of Beach Village, LLC, to amend Section 3.17.2.16 (2) and 3.17.2.16 (4) of the Milford Zoning Regulations to allow mixed use buildings in the CDD-2 zone with less than 20% commercial.
Article III Section 3.17.2.16 (2) and (4) as follows:
(2) In case of a lot that is wholly or partially in the AE-12 flood zone and containing four or more acres, the total gross floor area devoted to commercial use shall be 5.5% and the remaining use shall be residential. (new)
(4) The balance of the total gross floor area of the buildings in a mixed-residential use shall contain one or more of the following uses: (new) (items a thru e unchanged)
3. **30 EAST BROADWAY (ZONE CDD-2)** Petition of Thomas B. Lynch, Esq., for an Amendment to a Special Permit and Site Plan Review to construct two four unit residential buildings (A & D per amended plan) on Map 16, Block 149, Parcel 7, of which Beach Village, LLC is the owner.

E. CHAIR REPORT

F. LIAISON REPORTS

G. REGULATION SUBCOMMITTEE

H. APPROVAL OF MINUTES 3 October 2017

I. STAFF REPORT

J. ADJOURNMENT

New Business, not on the Agenda, may be brought up by a 2/3 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.