

**AGENDA FOR PUBLIC HEARINGS OF THE  
PLANNING & ZONING BOARD  
TO BE HELD TUESDAY, DECEMBER 19, 2006; 7:30 P.M.  
CITY HALL AUDITORIUM, 110 RIVER STREET, MILFORD**

**A. ROLL CALL**

**B. PUBLIC HEARING CLOSED 12/5/06; exp. 2/8/07**

1. **304 OLD GATE LANE (ZONE ICD)** Petition of Perry Kokenos for a Special Permit and Coastal Area Site Plan Review to establish an outdoor patio with expanded parking at Gipper's Restaurant on Map 79, Block 811, Parcel 9, of which JDP LLC is the owner.

**PUBLIC HEARINGS HELD 11/21/06; exp. 1/25/07**

2. **420 BURNT PLAINS ROAD (ZONE R-A)** Petition of James Denno for an Amendment to a Special Permit to convert part of the parsonage basement for meeting use on Map 108, Block 835, Parcel 8E, of which Grace Baptist Church is the owner.
3. **25-80 WHITE OAKS TERRACE (ZONE R-12.5)** Petition of White Oak Terrace, LLC for Site Plan Review approval to construct 46 units of affordable multi-family residential housing under CGS 8-30g on Map 75, Block 921, Parcel 11, of which Louis J. and John C. D'Amato are the owners.

**C. TABLED BUSINESS**

4. **42 NAUGATUCK AVENUE/37 PARK AVENUE (ZONE CDD-2)** Request of Paul Wypychoski to split 42 Naugatuck Avenue and 37 Park Avenue and to reduce the rear yard buffer, between the buildings, from 10 feet to 6 feet, on Map 16, Block 148, Parcels 5 and 5A, of which Aldanma Leasing, LLC is the owner.

**D. NEW BUSINESS**

5. **64 SHELL AVENUE (ZONE R-5)** – Petition of John L. Grant for a Coastal Area Management Site Plan Review to construct a single-family residence on Map 27, Block 443, Parcel 6, of which Vladimir and Mira Sabin are the owners.
6. **310 BROADWAY (ZONE R 7.5)** - Petition of John L. Grant for a Coastal Area Management Site Plan Review to construct a three-story single-family residence on Map 9. Block 130, Parcel 9, of which Theresa Contaxis is the owner.

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7. **470 BOSTON POST ROAD (ZONE CDD-1)** Petition of Stephen Studer, Esq. for a Minor Amendment to a Special Permit for building additions to Colonial Toyota, (approved August 2004; new configuration increases the building footprint 1363 ± SF), of which the Crabtree Limited Family Partnership is the owner.

**E. LIAISON REPORTS**

**F. APPROVAL OF MINUTES (12/5 /06)**

**G. CHAIRMAN'S REPORT**

**H. 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.**