



Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039
Public Hearing and Regular Meeting
Wednesday, August 5, 2020 7:30 P.M.

TROPICAL STORM UPDATE: AUGUST 5, 2020 MEETING WILL BE CONTINUED TO A SPECIAL MEETING ON AUGUST 12, 2020 AT 7:30PM DUE TO POWER AND INTERNET OUTAGES FROM THE STORM.

Due to the COVID-19 pandemic, this meeting will be conducted through a web and phone meeting only. Attendees are advised to not go to the regular Community Center location because a physical meeting will not take place.

Join Zoom Meeting

<https://zoom.us/j/97502813671?pwd=M3NDRodvSnpKRDNiazc2U2ZPUFlIQTo9>

Meeting ID: 975 0281 3671

Password: 579630

Dial by your location

+1 929 436 2866 US (New York)

Find your local number: <https://zoom.us/u/aTzLYgMFL>

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- I. **CALL TO ORDER**
 - II. **INTRODUCTION**
 - III. **PUBLIC HEARINGS**

Town of Guilford, Noble Bridge, Colonial Road Coastal Area Management application for bridge reconstruction.

Kalpesh Patel, (Mooyah Burgers) 1919 Boston Post Road Unit 210, Map 79, Lot 35, Zone, Special Permit to revise the sign package by increasing size of sign and allowing an additional sign on the side of the building.

Susannah H. Vining, 23 Lovers Lane, Map 40, Lot 139B, Zone R-3, Special Permit to add an attached 830 sq. ft. accessory apartment. The proposal included a 484 sq. ft. detached two car garage, patio and access path

Marc Knapp, 94 Great Harbor Road, Map 7, Lot 7, Zone RS-1; Special Permit and Coastal Area Management to build a new home on a lot less than 10,000 sq ft.
(Request to continue to 8/19/20)

Debra & William Zimmerman, 1107 West Lake Avenue, Map 95, Lot 42-3, Zone R-5; Special Permit for a 2 car garage over 750 sq ft.

258 – 260 River Street LLC- 258 River St., Map 46, Lot 48, Zone PV – R-3, Coastal Area Management & Site Plan for modification of original approval for Salt Spa,including façade changes, parking lot & stone wall.

IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

V. **REGULAR MEETING**

a) Pending Applications

Pattagansett Holdings, LLC- “Peddlers Ridge”, Peddlers Road, Map: 73, Lot 1, Zone R-8, 4 lot subdivision

Greg Munroe, 111 Whitfield Street, Map 32, Lot 102, Zone R-1, Request Zone Boundary Change **(Public Hearing on 8/19/20)**

b) New Applications

Gretchen Law – Liberato Pelosi, 129 Water Street, Map 32, Lot 17, Zone R-3; Special Permit & Coastal Area Management for change of one non-conforming use, retail, to another nonconforming use, office. **(Receive and Set Public Hearing for 8/19/20)**

Michael Marinis, 595 Mulberry Point Road, Map 16, Lot 48, Zone R-5; Coastal Area Management for installation of an at grade wood patio.**(Receive and Set Public Hearing for 9/2/20)**

Town of Guilford, Planning & Zoning Commission- Zoning Amendment to Section 273-75Q1 to extend temporary outdoor dining certificates issued under Governor Lamont’s Executive Order 7MM through December 31, 2020. **(Discuss and Set Public Hearing 9/2/20)**

c) Other Commission Business

1. Other
2. ZEO Report
3. Approval of Minutes from the 7/15/20 meeting

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Adjourn

Phil Johnson, Chairman