



Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039

Public Hearing and Regular Meeting
Wednesday, August 19, 2020 at 7:30 P.M.

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/96756893671?pwd=NFptdUcoWlVSaFgoeWxLdndzeDRYQTog>

Meeting ID: 967 5689 3671

Password: 724441

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 967 5689 3671

Password: 724441

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

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

**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  
**(Continued from 6/3/20)**

**Greg Munroe**, 111 Whitfield Street, Map 32, Lot 102, Zone R-1; CAM, Request for zone boundary change from R-1 to C-1.

**Trolley Barn Crossing, LLC**, 129 Water Street, Map 32, Lot 17, Zone R-3; Special Permit per Section 273-13C & Coastal Area Management application for change from one non-conforming use of retail to another non-conforming use of office

IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

V. **REGULAR MEETING**

a) **Pending Applications**

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

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

b) **New Applications**

**Jack & Beth Mariotti**, 114 Leetes Island Road, Map 21, Lot 26A2, Zone R-5; Special Permit & Coastal Area Management for the addition of a ¾ bath to existing detached barn and conversion of space into year round living and exercise studio; installation of 7ft x 17ft above ground swim spa (**Receive and Set Public Hearing for 9/16/20**)

**BW Bishop & Sons, Inc.** 1355 Boston Post Road, Map 52, Lot 7, Zone PV, Special Permit request per 273-75Q(2)a to request outside music associated with craft café permit. (**Receive and Set Public Hearing for 9/2/20**)

**Barbara & Jeffrey Chupp**, 10 Indian Cove Road, Map 10, Lot 168, Zone R-2; Coastal Area Management & Special Permit per Section 273-15G to allow addition to existing single family dwelling on a lot less than 10,000sq.ft. in size. (**Receive and Set Public Hearing for 9/16/20**)

**Town of Guilford, Park & Recreation Commission**, 1350 Durham Road, Map 97, Lot 1-D, Zone R-5, Site plan application for construction of pickleball courts (**Receive**)

c) **Other Commission Business**

1. Correspondence
2. Other
3. ZEO Report
4. Approval of Minutes from the 8/12/20 special meeting

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Adjourn

Phil Johnson, Chairman

