



draft - Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039

Public Hearing and Regular Meeting
Wednesday, September 16, 2020 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/93927029711?pwd=VoFoVVIDdG5jRTFvRWU1UDM2V1B5Zz09>

Meeting ID: 939 2702 9711

Passcode: 522628

One tap mobile

+19294362866,,93927029711#,,,,,0#,,522628# US (New York)

Dial by your location

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Meeting ID: 939 2702 9711

Passcode: 522628

Find your local number: <https://zoom.us/u/acrSl4zdTF>

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

Michael Marinis, 595 Mulberry Point Road, Map 16, Lot 48, Zone R-5; Coastal Area Management for installation of an at grade wood patio.

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.

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. **(continued from 9/2/20)**

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

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.

Guilford Texaco, Inc., 2293 Boston Post Road, Map 78, Lot 25-3, Zone TS-2; Site Plan & Special Permit to install a building addition & a new septic system

Mark Pender, 67 Golden Hill Drive, Map 80, Lot 107B, Zone R-5; Special Permit for an Accessory Apartment above an attached 3 car garage.

IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

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

V. **REGULAR MEETING**

a) **Pending Applications**

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 ***(tabled to 10/21/20 meeting)***

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 ***(public hearing open and continued to 10/7/20 meeting)***

117 Seaside Avenue LLC & Brenda & Gary Nuttall, Seaside Avenue & 74 Seaside Avenue, Coastal Area Management for walkway to DEEP permitted dock and ramp. ***(Public Hearing on 10/7/20)***

b) **New Applications**

Anderson Brothers, 223 State Street, Map 54, Lot 4, Zone MU/OS; Special Permit for Storage of topsoil, agerate (broken stone) & common fill (subsoil, sand & gravel mixture). ***(Receive and Set Public Hearing for 10/7/20)***

Yale New Haven Hospital, 111 Goose Lane, Map 75, Lot 13, Zone C-2, Site Plan to allow placement of 3 temporary office trailers. ***(Receive and Request Action)***

Guilford Housing Authority, 32 Guilford Court, Map 53, Lot 18A, Zone R-1; Special Permit to replace existing sheds. ***(Receive and Set Public Hearing for 10/7/20)***

c) Other Commission Business

1. Approval of Minutes from 9/2/2020 meeting

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Adjourn

Phil Johnson, Chairman