



draft - Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039

Public Hearing and Regular Meeting
Wednesday, December 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/95029772604?pwd=Y2xVUUg0cUhyUW9URVJrWXZkNUE5Zz09>

Meeting ID: 950 2977 2604

Passcode: 564060

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 950 2977 2604

Passcode: 564060

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

I. **CALL TO ORDER**

II. **INTRODUCTION**

III. **PUBLIC HEARINGS**

Helen S. Maher, 149 West Lane, Map 5, Lot 28, Zone R-5; Coastal Site Plan and Subdivision application for 2 lots. (***Request to continue to 1/6/21***)

Oceanco, LLC, 506 Whitfield St, Map 29, Lot 100, Zone C2-M, Coastal Site Plan and Special Permit application per Section 273-75Q(2) to allow outdoor music at Pa's Place restaurant.

William G. Butterly, III c/o Boston Partners, 5000 Durham Road, Map 128, Lot 1, Zone R-8; Special Permit Section 273-36A for 1077 sq. ft. antique barn & 565 sq. ft. shed.

Gary Burkle, 1249 Great Hill Road, Map 121, Lot 11-4, Zone R-8; Special Permit Application for an Accessory Apartment per Section 273-19

IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

V. **REGULAR MEETING**

a) Pending Applications

Garrett Sullivan, 439 Boston Post Rd, Map 49, Lot 25, Zone TS; Site Plan application to convert retail Play Café into preschool use with installation of associated fenced play yard area. **(Table to 1/20/21)**

Whitfield & Water Shoppes LLC, 55 Whitfield Street, Map 39, Lot 94A, Zone C-I; Site Plan application to construct a (20'x26') pavilion over existing outdoor dining area.

Steven Virgadamo c/o Bailey Building Company, Inc., 122 Seaside Avenue, Map 24, Lot 5, Zone R-3; Coastal Site Plan demolition of existing house and construction of new single-family home. **(Public Hearing set for 1/6/21)**

Amy Goldfarb, 49 So Fair Street, Map 32, Lot 63, Zone R-3, Special Permit per Section 273-19 to legalize Accessory Apartment **(Public hearing tabled until 2/3/21)**

b) New Applications

CMI Power & Landscape Supply, 2392 Boston Post Rd, Map 78 Lot 16, Zone TS2, Site Plan application for outdoor display and storage of drainage supplies and landscape materials for retail sales **(Receipt and table to 1/20/21)**

Guilford Realty Partners, 351 Whitfield St, Map 28 Lot 12, Zone I-1, Site Plan application and Coastal Site Plan to allow temporary office trailer for 4 Catalyzer in existing parking lot **(Receive and set public hearing for 1/6/21 mtg)**

NPNC,LLC, 1057 Boston Post Rd, Map 46 Lot 140, Zone PV, Site Plan application for temporary CVS Health onsite rapid COVID testing kiosk in parking lot **(Receive and take action)**

c) Other Commission Business

1. Correspondence
2. Other
 - a. Benton's Knoll, LLC- Non-compliance with Special Permit Conditions of approval 2019
3. ZEO Report
4. Approval of Minutes from December 2, 2020

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Adjourn

Phil Johnson, Chairman