



draft - Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039

Public Hearing and Regular Meeting
Wednesday, July 15, 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/98333773384?pwd=blJiNygaRohoNFU5LzUwbGh5RTRpUTo9>

Meeting ID: 983 3377 3384

Password: 955767

Dial by your location

+1 929 436 2866 US (New York)

Meeting ID: 983 3377 3384

Password: 955767

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

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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.

**Caroline Zeiss**, 645 Durham Road, Map 85, Lot 35-13, Zone R-5; Special Permit Request to build a 1000 sq. ft. hobby/art studio

**258 – 260 River Street**, 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**

**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. **(hearing opened on 6/17/20; need action 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. **(Public Hearing set for 8/19/20)**

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

**b) New Applications**

**Town of Guilford “Nut Plains Park”**, Map 86, Lot 63, Zone R-5, Site Plan for placement of a 10’ x 12’ shed to store lacrosse equipment. **(Receive and Request Action)**

**c) Other Commission Business**

1. Other
  - Update on the status of the Subdivision and Zoning Regulations rewrite
  - Just Hatched, 112 State Street in Coordination with the Chamber of Commerce are requesting permission to hold a Sidewalk Sale to erect at 20’x20’ tent on 8/6/20 - 8/9/30.
2. ZEO Report
3. Approval of Minutes from the 6/17/20 meeting

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Adjourn

Phil Johnson, Chairman