



draft - Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039

Public Hearing and Regular Meeting
Wednesday, September 2, 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/96104443864?pwd=Y0ZpYUFibXlYMFYyZVBBZkMya2dkZz09>

Meeting ID: 961 0444 3864

Passcode: 679636

One tap mobile

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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.

Greg Munroe, 111 Whitfield Street, Map 32, Lot 102, Zone R-1; CAM, Request for zone boundary change from R-1 to C-1. **(continued from 8/19/20 mtg)**

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

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.

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

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 **(Public Hearing on 9/16/20)**

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. **(Public Hearing on 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 **(Tabled to 9/16/20-Request to table to 10/21/20 mtg)**

b) New Applications

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 **(Receive and Set Public Hearing for 9/16/20)**

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. **(Receive and Set Public Hearing for 9/16/20)**

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

c) Other Commission Business

- 1. Other

Town of Guilford mandatory referral under CGS 8-24: Acquisition of a conservation easement for Peddler’s Ridge Subdivision on Peddlers Road as shown on Assessor’ Map 73, Lot 1 in accordance with CGS 47-42c and Town Charter 7-7.

- 2. Approval of Bills
- 3. Approval of Minutes from the 8/19/20 meeting

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Adjourn  
Phil Johnson, Chairman