

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 14, 2017

8:00 P.M.

*Room 206
Town Hall*

GENERAL MEETING

Election of Officers

Adoption of 2018 Meeting Schedule

Amendment of Subdivision Application #618, Zangrillo, 214-218 Long Neck Point Road.

Minor amendment to previously approved plans.

Amendment of Coastal Site Plan Review #310, Flood Damage Prevention Application #355, Land Filling & Regrading Application #384, Weaver, 21 Baywater Drive.

Minor amendments to previously approved plans.

Amendment of Special Permit Application #35-C / Site Plan, Coastal Site Plan Review #79-B, Flood Damage Prevention Application #68-B, Noroton Yacht Club, 23 Baywater Drive.

Minor amendments to previously approved plans.

Deliberations and possible decisions regarding the following applications:

Special Permit Application #11-R, Land Filling & Regrading Application #258-A, Ox Ridge Hunt Club, Inc., 512 Middlesex Road. Proposal to redevelop and renovate existing Hunt Club facilities; to modify activities related to membership uses and special events at the Club; and to perform related site development activities. The existing indoor riding ring and clubhouse along with a portion of existing staff housing, a pony ring, and corn crib will be razed and replaced with a new clubhouse, including a fitness facility and squash courts, an indoor riding ring, two new paddle tennis courts, and new replacement staff housing. *HEARING CLOSED: 9/26/2017. DECISION DEADLINE: 11/30/2017.*

Business Site Plan Application #299 / Special Permit, Aleksandr Fromzel, 682 Boston Post Road. Proposal to establish a new halotherapy center, commonly referred to as a "Salt Cave" in the first floor space of 682 Boston Post Road. *HEARING CLOSED: 10/3/2017. DECISION DEADLINE: 12/7/2017.*

Coastal Site Plan Review #324, Flood Damage Prevention Application #373, Land Filling & Regrading Application #418, David Thomas, 47 Five Mile River Road. Proposal to raze an existing single-family residence and to replace it with a new single-family residence in generally the same location; and to perform related site development activities within regulated areas. *PUBLIC HEARING CLOSED: 10/24/2017. DECISION DEADLINE: 12/28/2017.*

Land Filling & Regrading Application #420, Mark & Mary Waller, 4 Glenn Gorham Lane. Proposal to construct a pool with associated retaining walls, and terraces/patios; and to perform related site development activities. *PUBLIC HEARING CLOSED: 10/24/2017. DECISION DEADLINE: 12/28/2017.*

Approval of Minutes

September 26, 2017
October 3, 2017
October 10, 2017
October 24, 2017

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING

Land Filling & Regrading Application #424, Allison Gasvoda, 40 Maywood Road. Proposal to construct an in-ground 20' x 45' pool and spa, with associated terrace, and open air cabana; and to perform related site development activities. The 1.3+/- acre subject property is situated on the east side of Maywood Road at the northeastern corner formed by its intersection with Dellwood Road, and is shown on Assessor's Map #12 as Lot #6 in the R-1 Zone.

Land Filling & Regrading Application #419, Ryan Duffy, 7 Edgerton Court. Proposal to regrade the rear yard to create a more level yard; and to perform related site development activities. The subject property is located on the south side of Edgerton Court approximately 225 feet east of its intersection with Edgerton Street, and is shown on Assessor's Map #21 as Lot #157 in the R-1/3 Zone.

Land Filling & Regrading Application #422, Vebi Gjyliqi, 1 Althea Lane. Proposal to construct a new single family residence, detached garage, septic system, and stormwater management system; and to perform associated grading and related site development activities. The 1.58+/- acre subject property is located on the northeast side of Althea Lane, approximately 400 feet north of its intersection with Hanson Road, and is shown on Assessor's Map #7 as Lot #5 and is located in the R-2 Zone.

Land Filling & Regrading Application #423, Warrington Homes, 106 Pear Tree Point Road. Proposal to construct an approximately three foot high by seventy-two foot long stone retaining wall on the northeast portion of the property to create an expanded parking area and a more level side yard; and to perform related site development activities. The 0.69+/- acre subject property is located on the east side of Pear Tree Point Road, approximately 175 feet north of its intersection with Crane Road, and is shown on Assessor's Map #60 as Lot #23 and is located in the R-1 Zone.

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