

# PLANNING AND ZONING COMMISSION

## ACTION MINUTES

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November 17, 2016

**AUDITORIUM**  
**7:00 PM**

### I PUBLIC HEARING

1. **188 Cross Highway:** *(The following application is continued from 11/3/16. No testimony taken at that hearing. Testimony was previously taken)* Appl. #16-024 by Wendy Van Wie for property owned by Wendy Van Wie for a Special Permit and Site Plan approval pursuant to §32-18, Historic Residential Structures, for lot area and shape and setbacks to create one new lot, for property located in a Residential AAA zone, PID #G14010000.

**Seated:** Catherine Walsh, Chip Stephens, Alan Hodge, Paul Lebowitz, Michael Cammeyer, Al Gratrix

**Action:** Granted

**Vote:** 6 - 0

2. **188 Cross Highway:** *(The following application is continued from 11/3/16. No testimony was taken at that hearing. Testimony was previously taken)* Appl. #16-025 by Wendy Van Wie for property owned by Wendy Van Wie for a Re-Subdivision approval to create one new lot, for property located in a Residential AAA zone, PID #G14010000.

**Seated:** Catherine Walsh, Chip Stephens, Alan Hodge, Paul Lebowitz, Michael Cammeyer, Al Gratrix

**Action:** Approved

**Vote:** 6 - 0

3. **2 Bluewater Hill South:** Appl. #16-045 by William Meredith for property owned by Howard Pianko for a CAM Special Permit and Site Plan approval for excavation and fill, for property located in a Residential AA zone, PID #E04010000.

**Seated:** Chip Stephens, Alan Hodge, Al Gratrix, Paul Lebowitz, Michael Cammeyer

**Action:** Granted

**Vote:** 5 - 0

4. **68 & 70 Beachside Avenue:** Appl. #16-047 by Peter Romano/LANDTECH for property owned by Stephanie and Michael Ferdman for a CAM Special Permit and Site Plan approval for excavation and fill, for property located in a Residential AAA zone, PID #H05025001 and PID #H05025002.

**Seated:** Chip Stephens, Alan Hodge, Al Gratrix, Paul Lebowitz, Michael Cammeyer

**Action: Granted**

**Vote: 5 - 0**

5. **4 Surf Road:** Appl. #16-050 by Fred Jenkins for Coastal Construction Group for property owned by Richard Gurega for a CAM Site Plan approval for a new single family dwelling, for property located in a Residence A zone, PID #B01029000.

**Seated: Chip Stephens, Alan Hodge, Al Gratrix, Michael Cammeyer, Paul Lebowitz**

**Action: Approved**

**Vote: 5 - 0**

## **II WORK SESSION**

*(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate).*

**New Business**

**Old Business**

1. **50 Compo Mill Cove:** Appl. #16-038 by LANDTECH for property owned by Pasquale J. Malpeso, Jr. for a CAM Site Plan approval for the removal of unpermitted erosion control structures and stabilization of shoreline, to be consistent with the Coastal Area Management Act, for property located in a Residence A zone, PID #E04091000.

**Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Paul Lebowitz, Michale Cammeyer, Al Gratrix**

**Action: Approved**

**Vote: 6 - 0**

2. **10 Punch Bowl Drive:** Appl. #16-043 by Mel Barr, Barr Associates, LLC for property owned by Adrienne and Alan Kaye, Trustee for a Special Permit and Site Plan approval for excavation and fill for property located in a Residence AA zone, PID #D14089000.

**Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Paul Lebowitz**

**Action: Granted**

**Vote: 4 - 0**

3. **10 Punch Bowl Drive:** Appl. #16-037 by Mel Barr, Barr Associates, LLC for property owned by Adrienne and Alan Kaye, Trustee for an approval for a Re-Subdivision to create one (1) new building lot, for property located in a Residence AA zone, PID #D14089000.

**Seated: Catherine Walsh, Chip Stephens, Alan Hodge, Paul Lebowitz**

**Action: Granted**

**Vote: 4 - 0**

**Other Items**

- a) **Text Amendment #716**, request for clarification – **Discussed, more information is required**
- b) **1620-1622 Post Road East, Planning and Zoning Resolution #14-037**, request for release of bond – **No Action**
- c) **14 Sunny Lane, Planning and Zoning Resolution #08-057**, request for release of bond, **release in its entirety with conditions**      **Vote: 5 - 1**

**ANNUAL MEETING CONTINUED**

- 1. Update on Planning and Zoning Issues
- 2. Planning and Zoning Goals and Objectives
- 3. Planning and Zoning By-Law Review
- 4. Other