



PLANNING BOARD

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PLANNING BOARD AGENDA

Thursday, September 19, 2019 - Town Hall Conference Room - 7:00 p.m.

1. Projects of Regional Impact

2. Conditional Use Permit: 19 Birch Point [Map R14, 4 – Residential Zone]

Owner/Applicant: Porat Family Trust – Thomas Porat, Trustee

Demolish a portion of the existing single family home and build an addition within 100' of the upland tidal buffer zone and Town wetland setback. A reinforced sea wall will also be constructed.

3. Site Plan Review: 1440 Greenland Road [Map R21, 44A]

Owner/Applicant: Lowe's Home Centers, LLC

The owner/applicant is requesting a reduction of 83 parking spaces. Section V – Design and Construction Requirements, Subsection 5.11.2 – Require Spaces, of the Site Plan Review Regulations requires one space per 200 sq. ft. of gross floor area. The additional spaces will be used for outdoor storage.

4. Subdivision of Land: 705 Post Road [Map R3, 7]

Owners: Richard and Ronald Henderson

Applicant: Ambit Engineering, Inc.

The owners and applicant are proposing to subdivide one lot into two lots based on existing frontage, creating a backlot. A waiver is requested from Subdivision Regulations Section 4.4.1 (B) – Backlot Subdivisions in the Residential Zone.

5. Subdivision of Land/Conditional Use Permit: 21 Willowbrook Avenue [Map R11, 1]

Owner/Applicant: Frank Catapano – One Home Builders II, LLC

The owner/applicant is proposing a five lot open space subdivision with frontage on Willowbrook Avenue.

6. Approval of Minutes

7. Approval of Invoices

8. Other Business

9. Adjournment