

PLANNING AND ZONING DEPARTMENT
QUARTERLY REPORT: OCTOBER 1, 2003 – DECEMBER 31, 2003

The Planning and Zoning Commission met six times this quarter—three times in October, and three times in November.

Permits by type this quarter:

Flood Damage Prevention: 2 granted, 5 withdrawn

Coastal Site Plan Review: 2 granted, 5 withdrawn

Land Filling/Excavation: 3 approved, 1 withdrawn

Special Permit: 2 granted

Business Site Plan: 2 granted; 1 amendment granted

Subdivision: 1 approved.

Change of Zone Application: 1 denied; 1 withdrawn

Total: 14 (total does not add up, due to applications which include multiple permits).

In October, approvals were granted for an expansion of Rory's Restaurant. On November 25th, the application for Pear Partners' expansion and changing the use of the movie theater building at 1077 Boston Post Road was approved with conditions. That matter has since been appealed, and the Commission is scheduled to discuss the pending litigation in an Executive Session on January 6th. Also in January, the Commission will decide the application to expand Casey Field at Cherry Lawn Park, and the proposed expansion of Donut Inn. Later in the month, the Commission will hear an application to establish an ice-cream shop in the space formerly occupied by a phone store at 1014 Boston Post Road.

2005 Town Plan of Conservation & Development

The Commission devoted nearly two entire evenings in November to discussion of the Town Plan. Drafts of the Environmental Resources Chapter and the Traffic and Transportation Chapter were prepared and discussed. They are now posted on the Town web site for review and comment by the general public. Work on the Plan will continue into the next two quarters.

The Zoning Board of Appeals (ZBA) met five times this period: twice in October, once in November and twice in December. A total of 29 applications were processed. Seventeen were granted; nine denied; one granted in part/denied in part; one withdrawn; and one "other". A total of 99 applications were acted upon this calendar year.

The Environmental Protection Commission (EPC) met four times this period. A total of twenty-one applications were processed: 18 were granted; one denied; one withdrawn; one granted in part/withdrawn in part; and one amendment was granted. More applications were processed this calendar year than in any year in EPC history. It is expected that the EPC will adopt a new GIS-generated Inland Wetlands and Watercourses map next quarter, reflecting changes in 74 properties throughout the community. This map provides a more accurate portrayal of the existing wetlands in Town.

The Architectural Review Board (ARB) met three times this period to review and approve five applications. This includes permanent wall signs for two new businesses in downtown--an optometrist at 1-3 Tokeneke Road, and a florist at 1029 Boston Post Road.

A total of 105 Zoning Permits were acted upon this quarter. This is the lowest number of quarterly permits since 1999. Eight were for new single-family residences (two on a vacant lot, six “teardowns”), and six for swimming pools. A total of 595 Zoning Permits were acted upon this calendar year—an increase of about 3% over last year.

As mentioned above, GIS was used to create an updated Town Inland Wetlands Map. The recently purchased orthophotographs are being used with GIS to assist the Fire Marshal in locating a proper fireworks location for 2004. A series of 75 maps was prepared for the revaluation company to assist them in explaining and justifying the revaluation process to residents, and conduct new valuations.