

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, January 28, 2014

8:00 P.M.

**ROOM 206**  
Town Hall

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**PUBLIC HEARING**

**Subdivision Application #613, Estate of Mary Metzger/Oak Crest Developers LLC, 174 Middlesex Road.** Proposing to subdivide the existing property into two lots. The subject property is located at the southeast corner formed by the intersection of Middlesex Road and Hollow Tree Ridge Road, and is shown on Assessor's Map #22 as Lot #81 in the R-1/2 Zone.

**Coastal Site Plan Review #297, Flood Damage Prevention Application #337, Kevin Walsh, Trustee, 115 & 157 Long Neck Point Road.** Proposal to remove an existing bridge and to construct a new pedestrian bridge to Neds Island from 115 Long Neck Point Road, and to perform related site development activities within regulated areas. The subject property at 115 Long Neck Point Road is on the east side of Long Neck Point Road, approximately 600 feet north of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #59 as Lot #5 (#115) and Lot #12 (#157), in the R-1 Zone.

**Special Permit Application #280/Site Plan, John Barricelli c/o SoNo Baking Company, 49 Tokeneke Road.** Proposal to establish a convenience food service establishment in the space formerly occupied by the Dock Shop at 49 Tokeneke Road. The subject property is located on the south side of Tokeneke Road, approximately 70 feet west of its intersection with Old King's Highway South, and is shown on Assessor's Map #72 as Lot #43 in the CBD Zone.

**Land Filling & Regrading Application #319, Michelle Luttrell, 22 Greenleaf Avenue.** Proposing to construct a parking/back around area off of the driveway and perform related site development activities. The subject property is located on the south side of Greenleaf Avenue approximately 530 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #26 as Lot #64 in the R-1 Zone.

**GENERAL MEETING**

*Discussion and deliberation only:*

**Subdivision Application #577-A, Coastal Site Plan Review #60-B, Land Filling & Regrading Application #318, DFK, LLC, 8 Cross Road.** Proposing to raze the existing residence and garage, resubdivide the existing property into two lots, and construct two new single-family residences with associated septic systems and stormwater management, and perform related site activities in a regulated area. *HEARING CLOSED: 1/14/2014. DEADLINE FOR DECISION: 3/20/2014*

**Flood Damage Prevention Application #323, Land Filling Application #298, Benson, 17 Waverly Road.** Request to amend previously approved plans.

**Approval of Minutes**

January 7, 2014      General Meeting  
January 14, 2014     Public Hearing/General Meeting

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

**ADJOURN.**