

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, January 25, 2011

8:00 P.M.

**Auditorium
Town Hall**

PUBLIC HEARING

Coastal Site Plan Review #261, Flood Damage Prevention Application #28-A, Land Filling & Regrading Application #2-A, Joseph & Kimberly Cesare, 144 Five Mile River Road. Proposing to construct a single-family residence, garage, guest cottage, and swimming pool and to perform related site development activities within regulated areas. The subject property is on the south side of Five Mile River Road at its terminus, and is shown on Assessor's Map #67 as Lot #10 & #11, in the R-1/2 Zone.

Coastal Site Plan Review #28-C, Land Filling & Regrading Application #251, Ray & Nadya Bakhrarov, 19 Weeds Landing. Proposing to fill and regrade in the southwest corner of the property, raise existing related retaining wall, repair existing steps, and perform related site development activities within a regulated area. The subject property is located at the terminus of the Weeds Landing cul-de-sac, approximately 600 feet from the intersection of Boston Post Road and Weeds Landing, and is shown on Assessor's Map #53 as Lot #61-D, in the R-1/2 Zone.

Land Filling & Regrading Application #253, Urs & Amy Baertschi, 26 Stephanie Lane. Proposing to fill and regrade in the back yard of the property, and perform related site activities. The subject property is located on the south side of Stephanie Lane, approximately 1,400 feet west of its intersection with Hollow Tree Ridge Road, and is shown on Assessor's Map #8 as Lot #58, in the R-1 Zone.

Land Filling & Regrading Application #252, Stephane & Maria Ines Bello, 21 Fox Hill Lane. Proposing to fill and regrade on the north part of the property and construct an associated retaining wall, and perform related site development activities. The subject property is located on the north side of Fox Hill Lane, approximately 2,000 feet west of its intersection with Mansfield Avenue, and is shown on Assessor's Map #6 as Lot #114, in the R-1 Zone.

Coastal Site Plan Review #243-A, Flood Damage Prevention Application #275-A, Hay Island Trust, 157-161 Long Neck Point Road. Proposing to construct a new timber pier, gangway and floating timber dock, as well as an access walkway, including a stepping stone pathway and an elevated pedestrian bridge/boardwalk, and perform related site development activities within regulated areas. The driveway for the subject property is located on the east side of Long Neck Point Road approximately 200 feet south of the southernmost intersection of Long Neck Point Road and Pear Tree Point Road. The subject property is shown on Assessor's Map #59 as Lot #12 and #12-A, within the R-1 (residential) Zone.

Coastal Site Plan Review #260, Flood Damage Prevention Application #297, Rosemary C. Roberto, 224 Long Neck Point Road. Proposing to install a dock and to replace existing concrete steps with new steps and perform related site development activities within regulated areas. The subject property is located on the west side of Long Neck Point Road, approximately 1850 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #15, in the R-1 Zone.

GENERAL MEETING

Mandatory Referral #1-2011, Board of Selectmen, 8 Midbrook Lane.

Request for granting of easement on a Town right-of-way to 8 Midbrook Lane property owner to accommodate an existing private well. *DEADLINE TO ISSUE REPORT: 2/10/2011.*

Discussion, deliberation and possible decision regarding the following items:

Land Filling & Regrading Application #250, Michael & Caterina Pond, 8 McLaren Road.

Proposing to construct an extension of the existing driveway, with associated filling and regrading and retaining wall, and perform related site development activities. *PUBLIC HEARING CLOSED ON 1/11/2011. DECISION DEADLINE: 3/17/2011.*

Coastal Site Plan Review #201-A, Joan Barksdale, 27 Tokeneke Trail. Proposing to construct an addition to the existing residence and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED ON 1/11/2011. DECISION DEADLINE: 3/17/2011.*

Flood Damage Prevention Application #296, Raoul & Ingeborg Tschbull, 8 Silver Lakes Drive. Proposing to construct a 6' x 7' elevator shaft addition to the existing residence and perform related site development activities within a regulated area. *PUBLIC HEARING CLOSED ON 1/11/2011. DECISION DEADLINE: 3/17/2011.*

Approval of Minutes

December 15, 2010 Special Meeting--Executive Session/General Meeting
January 11, 2011 Public Hearing/General Meeting

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

ADJOURN.