

**AGENDA OF THE PLANNING AND ZONING BOARD
MEETING TO BE HELD TUESDAY, July 5, 2022, AT 7:00 P.M.**

To participate in the meeting remotely using Zoom: <https://zoom.us/j/9437408099>
Virtual/Telephonic Meeting Dial In number: 1 943 740 8099 US
Meeting ID: 943 740 8099; If prompted for a Password: 470336

or

Non-participants can watch the meeting via livestream on YouTube: <https://www.youtube.com/c/MGATCity>

CLICK >>>> [HERE](#) <<<< TO VIEW THE PLANS AND DOCUMENTS FOR THIS MEETING

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

C. NEW BUSINESS

D. PUBLIC HEARINGS **CLOSE BY JULY 26, 2022; VOTE BY SEPTEMBER 29, 2022**

- 1) **238 Zion Hill Road** (Zone R-18) Petition of Thomas Lynch, Esq. for a three-lot subdivision on Map 074, Block 934, Parcel 17, of which GAMS LLC is the owner. (Continued from 6/21/22)
- 2) **852 Boston Post Road** (Zone CDD-1) Petition of Thomas Lynch, Esq. for a Special Permit to construct a Mixed-Use Building on Map 77, Block 828, Parcel 6, of which 852 Post, LLC is the owner. (Postponed from 6/21/22)
- 3) **Proposed Regulation Change 22-2** Petition of the Planning and Zoning Board Subcommittee for a change to Article IV, Section 4.1.1.4 and Section 11.2 Accessory Buildings to move regulatory language and allow a freestanding garage to be of minimum size. (Continued from 6/21/22)
- 4) **Proposed Moratorium 22-7** Petition of the Planning and Zoning Board for a change to Article VI, Section 6.4 Non-Conforming Lots, to examine the development of lots created prior to the adoption of subdivision on November 1, 1929. (Continued from 6/21/22)

CLOSE BY AUGUST 9, 2022; VOTE BY OCTOBER 13, 2022

- 5) **Proposed Regulation Change 22-4** Petition of Kevin Curseaden, Esq. for a change to Article VII, Sections 7.1.1.1, 7.1.1.2, and 7.1.1.3 to change Site Plan Review Procedures.
- 6) **Accessory Apartments/ADUs/Accessory Dwelling Units** To opt-out of the default state law provisions that allow construction of accessory apartments (also known as ADUs or accessory dwelling units) on lots accompanying single-family homes and that place limits on other conditions of approval, contained in Section 6 of Public Act 21-29 (An Act Concerning the Zoning Enabling Act, Accessory Apartments, etc.), in accordance with the opt-out procedure contained in Section 6(f) of PA-21-29.

E. OLD BUSINESS

F. LIAISON REPORTS

G. SUBCOMMITTEE REPORTS

H. APPROVAL OF MINUTES – 6/21/22

I. CHAIR'S REPORT

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J. STAFF REPORT – Joseph Griffith, DPLU Director and Floodplain Manager – Hazard Mitigation Update

K. ADJOURNMENT

New Business, not on the agenda, may be brought up by a two-thirds' vote of those Members present and voting.

ANY INDIVIDUAL WITH A DISABILITY WHO NEEDS SPECIAL ASSISTANCE TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE DIRECTOR OF COMMUNITY DEVELOPMENT, (203) 783-3230, FIVE DAYS PRIOR TO THE MEETING, IF POSSIBLE.