

**AGENDA OF THE PLANNING AND ZONING BOARD
MEETING TO BE HELD Tuesday, September 1, 2020 AT 7:00 P.M.**

Virtual/Telephonic Meeting Dial In number: 1 943 740 8099 US
Meeting ID: 943 740 8099; If prompted for a Password: 470336
or

Computer Access: <https://zoom.us/j/9437408099>

A. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

B. ROLL CALL

C. PUBLIC HEARINGS

To pre-register to speak at this public hearing click >>[HERE](#)<<

ITEM 1: VOTE BY SEPTEMBER 23, 2020

ITEM 2: HEAR BY NOVEMBER 5, 2020; VOTE BY JANUARY 9, 2020

- 1) **125-135 Broad Street** (Zone MCDD) Petition of Metro 135 LLC, Care of Metro Star properties LLC, for a site plan approval for a 5 building mixed use complex on Map 54, Block 394, Parcel 14 of which Metro 135 LLC is the owner.

[Link to 125-135 Broad Street Plans](#)

[Link to 125-135 Broad Street Dept. Reports](#)

[Link to 125-135 Broad Street Aerial Borders submitted 07/10/20](#)

[Link to 125-135 Broad Street Traffic and Parking Info 082720](#)

[Link to 125-135 Broad Street 3D Renderings submitted 07/01/20](#)

[Link to 125-135 Broad Street 3D Renderings submitted 07/10/2020](#)

[Link to 125-135 Broad Street 3D Renderings submitted 07/13/20](#)

[Link to 125-135 Broad Street Alternate Site Plan submitted 07/29/2020](#)

[Link to 125-135 Broad Street Legal Opinion regarding Public Hearing submitted 07/30/2020](#)

[Link to 125-135 Broad Street Items submitted 080320](#)

[Link to 125-135 Broad Street Correspondence For and Against](#)

- 2) **134 Old Gate Lane** (Zone ID) Petition by Thomas Lynch, Esq. for Special Permit with Site Plan Review for a rear outside dining deck on Map 68, Block 811, Parcel 6F of which Jive, LLC is the owner.

[Link to 134 Old Gate Lane Documents](#)

[134 Old Gate Lane Plans](#)

- 3) **Proposed Regulation Change #11-18** Petition by the Planning and Zoning Board, for changes to Article 7, Section 7.2 Special Permit Approval 7.2.4 Renewal of Special Permit.

[Link to proposed Regulation Change #11-18](#)

[Link to docs #11-18](#)

- 4) **Proposed Regulation Change #13-18** Petition by the Planning and Zoning Board, for changes to Article 5, Section 5.8 Flood Hazard and Flood Damage Prevention Regulations: 5.8.3 Procedure; correction of Section number

[Link to proposed Regulation Change #13-18](#)

[Link to docs #13-18](#)

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- 5) **Proposed Regulation Change #15-18** Petition by the Planning and Zoning Board, for changes to Article 5, Section 5.8.12.1 Anchoring (2) (a) and (2) (b) Manufactured Homes (A and AE Zones); correction of wording for consistency

[**Link to proposed Regulation Change #15-18**](#) [**Link to docs #15-18**](#)

- 6) **Proposed Regulation Change #65-18** Petition by the Planning and Zoning Board, for changes to Article 2, Section 2.6 Effect of Zoning Changes on Subdivision; conflicts with statutes

[**Link to proposed Regulation Change #65-18**](#) [**Link to docs #65-18**](#)

D. OLD BUSINESS

E. NEW BUSINESS

F. LIAISON REPORTS

G. SUBCOMMITTEE REPORTS

H. APPROVAL OF MINUTES – 8/18/2020 [**Link to 8/18/2020 Board meeting minutes**](#)

I. CHAIR’S REPORT

J. STAFF REPORT

K. ADJOURNMENT

New Business, not on the Agenda, may be brought up by a 2/3’s 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.