PLANNING AND ZONING COMMISSION
MEETING MINUTES
July 16, 2026

1. The meeting was called to order by Ms. DiNoto at 4:00pm with the Pledge of Allegiance. Commission Members Sigvardson, Alves, and Nicholson were in attendance. Planning, Zoning & Development Director Ken Cimino, Town Solicitor Lisa Hatfield, and Engineer Jim Lober, Planner Jill Oliver were present. Donna Schwartz, Town Clerk, was also present. The meeting was being held at 32 West Avenue. Mr. Liddle was not present.

2. **APPROVAL OF AGENDA**
   A motion was made by Mr. Sigvardson, seconded by Mr. Nicholson, to approve the agenda. The motion was carried unanimously 4/0.

3. **APPROVAL OF MINUTES**
   A motion was made by Mr. Nicholson, seconded by Mr. Sigvardson, to approve the minutes of June 18, 2026. The motion was carried unanimously 4/0.

4. **OLD BUSINESS**
   A. **P-258/P-260 Condominium Parcel A is located on Beach Club Avenue (PIDN:408.351/CTM#134-17.00-977.00)**
   Mr. Lober read the following statement. We have reviewed the documents listed below:
   - Ocean View Beach Club Amenities, by Davis, Bown & Friedel, Inc., dated 9/23/22 and as revised through 6/2/26.

   The intent of the plan is to eliminate 3 cottage units depicted on the previous plan and subdivide the amenities parcel into two parcels. Proposed parcel A1 will be the amenities parcel to be owned by the Master Community Association, and parcel A2, containing the existing commercial building and two future residential units, will remain in the ownership of the developer.

   Correspondence has been provided verifying that the Master Community Association is aware and accepting of the change. Language addressing shared access and parking between parcels a1 and a2 will be incorporated into the covenants.

   Mr. Zachary Crouch, DBF, was present to answer questions from the Commission.

PUBLIC COMMENT OPENED.
PUBLIC COMMENT CLOSED.

A motion was made by Mr. Sigvardson, seconded by Ms. DiNoto, to approve the revision of a previously approved plan. The motion carried unanimously 4/0.

5. <u>ADJOURNMENT</u>

A motion was made by Mr. Sigvardson, seconded by Mr. Alves, to adjourn the meeting at 4:07pm. The motion was carried unanimously 4/0.

Respectfully submitted,
Donna M. Schwartz MMC