



Planning Board Regular Meeting

Tuesday, July 21, 2026 at 7:00 PM

**Town Hall, Town Council Chambers
320 Ocean House Road,**

Live on CETV/Hybrid Meeting

Live broadcast on CETV, live stream and remote participation are offered as a convenience when the technology is available and operational in the given meeting space. If the technology is not available or in the event there is a disruption in service and the communication can't be restored the expectation is the meeting will continue.

[Zoom Link: https://zoom.us/j/91256722316](https://zoom.us/j/91256722316)

Meeting ID: 912 5672 2316

One tap mobile [+16892781000](tel:+16892781000),[91256722316](tel:+16892781000)# US [+17193594580](tel:+17193594580),[91256722316](tel:+17193594580)# US

CALL TO ORDER

7:00 1. **Approval of Minutes -**

May 19, 2026 meeting

June 16, 2026 Workshop -

NEW BUSINESS

7:05 1.

Cape Commons Site Plan Review. GreenMars Real Estate Services is requesting site plan review for Commercial/18 unit mixed use building located at 316 Ocean House Rd, Sec. 19-9, Site Plan Completeness.

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OTHER BUSINESS

7:50

1.

Paperwork Reduction Amendments. The Planning Board will hold a public hearing on amendments to the Zoning and Subdivision Ordinances that create a Planning Application Submission Policy and reduce paper submission requirements, Sec. 19-10-3, Amendments Public Hearing.

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NOTE: The times on this agenda are approximate and are intended for the convenience of the public; however, an item may begin earlier or later than the indicated time

Public Participation Process

Public Participation at regular Planning Board meetings

The intent of this policy is to allow for public participation by interested parties and to provide for orderly Planning Board deliberation.

Speaking on topics on the regular Planning Board meeting agenda

The public hearing or public comment period will be opened after the applicant has made a presentation describing the project, or the Planning Board Chair has described the ordinance amendment or policy issue under consideration. When the Planning Board is considering the completeness of an application, public comments shall be limited to completeness and no comments on the merits of the application shall be made. If the Planning Board finds the application complete, the Planning Board may then open a second public comment period on the substance of the application and under the terms described below.

Members of the public wishing to address the Board concerning an agenda item shall wait until the Chair asks for public comment. The speaker is strongly encouraged to focus their comments on the development standards of review, or, in the case of an ordinance amendment or policy discussion, the issue under discussion. Each member of the public shall be allowed three (3) minutes, and such time may be extended at the discretion of the Chair. The Chair may decline to recognize any person who has already spoken on the same agenda item. Once the public hearing or public comment period is closed and the Planning Board has begun its deliberations on an item, no member of the public shall be permitted to address the Planning Board. The public hearing or public comment period may be reopened at the discretion of the Chair.

In person participation: When recognized by the Chair, the speaker shall state the speaker's name and address in an audible tone for the record and speak for up to 3 minutes.

Remote Participation: When the Chair introduces the opportunity for public comment on the item you wish to speak to, please click the Zoom link or call and enter your first and last name. You will be placed in the Zoom waiting room and your name will appear in the list of attendees. When recognized by the Chair, each attendee will provide their name and address, and speak for up to 3 minutes. When you have completed your comments for an item, you may exit Zoom and resume the CETV Livestream to view the meeting.

Speaking on topics not on the regular Planning Board meeting agenda

Persons wishing to address the Board on an item not appearing on the agenda may do so only after disposition of all items appearing on the agenda, and only at the discretion of the Chair.