

FOR OFFICE USE ONLY  
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Application ID #

TOWN OF GUILFORD  
PLANNING AND ZONING COMMISSION  
APPLICATION FOR SITE PLAN APPROVAL

**SUBMIT THE ORIGINAL & FIVE COPIES SEND DIGITAL PDF TO**  
[planning.zoning@ci.guilford.ct.us](mailto:planning.zoning@ci.guilford.ct.us)

Date: 8/24/2020

In accordance with §273-97.B. if the Zoning Code, application is hereby made for the approval of a Site Plan for **PROPERTY LOCATED AT:**

#2293 Boston Post Road

As shown of Plan entitled: "Guilford Texaco, Inc, #2293 Boston Post Road, Guilford, Connecticut" Plan Set

Dated: July 21, 2020

Assessors Map #: 78 Lot#: 25-300 Zone District: TS-2 Unique Id# 5467

Statement of Purpose (Including names of proposed tenants or types of use of the building): (use separate sheet if necessary) The Guilford Texaco wishes to install a building addition to the rear portion of their existing building located at #2293 Boston Post Road. The proposed addition will be a metal building (50'W x 75'L) and will be located within the confines of the rear vehicle storage area. There will be no water usage in the new addition. The addition will also have an underground detention system for roof leader runoff. All proposed utilities to the addition will come from within the existing building. A new septic system will also be installed as part of this project. No site lighting is proposed for the exterior of the building addition.

Applicant's Name: Guilford Texaco, Inc. (James Betulia, Sr.)

Address: #2293 Boston Post Road  
Guilford, CT 06437

Telephone: (203) 453-4961

E-mail: guilford.texaco@comcast.net

Property Owner (if different from applicant): N/A

Address:

Telephone:

Surveyor's Name: Anderson Engineering & Surveying Associates (Todd Anderson)

Address: #1054 Boston Post Road  
Guilford, CT 06437

Telephone: (203) 453-5084

Engineer: Harkin Engineering, LLC (Michael P. Harkin, P.E.)

Address: #78 Wolf Hollow Lane  
Killingworth, CT 06419

Telephone: (860) 663-4248

Architect: VP Buildings (Varco Pruden) for Pat Munger Construction  
#750 East Main Street, Suite 1  
Branford, CT 06405

Telephone: (203) 483-3645

Landscape Architect: N/A  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Telephone: \_\_\_\_\_

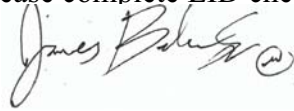
If waiver of any of the requirements of §273-97.B. is requested, submit request in separate letter to the Guilford Planning & Zoning Commission.

If a letter is submitted please indicate by checking here:

Fee: \_\_\_\_\_ Paid

Application checklist submitted please indicate by checking here:

Project includes exterior work  No  Yes, if yes please complete LID checklist on page 8.

Signatures:  

Applicant: James Betulia Sr. Owner: James Betulia Sr.

Date: 8/24/2020 Date: 8/24/2020

Application checklist	Applicant	P&Z Office	Remarks
Property lines of the lot and any lines delineating a portion of the lot to be used under the application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing contours and proposed grading contours, at an interval not exceeding two feet, or equivalent ground elevations, based on mean sea level (National Geodetic Vertical Datum of 1929), Including identification of a benchmark at the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Buildings, structures and retaining wall	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sign design plan	<input type="checkbox"/>	<input type="checkbox"/>	
Outdoor illuminations facilities, including the height and specifications for luminaries.	<input type="checkbox"/>	<input type="checkbox"/>	
Street rights-of-way adjoining or serving the lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Street pavement, driveways, curbs, sidewalks and terraces and the specifications therefore.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Off-street parking and loading spaces and access aisles and turning areas therefore.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Outside storage areas, including underground storage tanks, and provisions for solid and liquid waste disposal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
All other paved areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Water courses, water bodies, inland wetland, state-regulated tidal wetlands and the boundaries of United State Natural Resources Conservation Service soil types.	<input type="checkbox"/>	<input type="checkbox"/>	
Storm drainage, sewage disposal and water supply facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

and the soil test locations, results and engineering computations therefore.			
Docks, wharves, piers, bulkheads and navigable waters and navigation channels.	<input type="checkbox"/>	<input type="checkbox"/>	
Provisions and program for erosion and sedimentation controls. (see §273-89B(3), based on the datum specified in subsections B(2)(a)[2] of this section.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Landscaping, including lawn, seeding, fences and screening, as well as planting details for trees and shrubs by common name and size and the method by which landscaping work will be supervised and maintained during the first growth year.	<input type="checkbox"/>	<input type="checkbox"/>	
The location of natural terrain not to be disturbed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A schedule specifying the area of the lot; the amount of floor area, lot coverage and total coverage by building and paving, in square feet and as a percent of the lot; and the basis for computation of required off-street parking and loading spaces.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A location map showing the lot in relation to streets and properties in the neighborhood.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A north arrow, the Assessor's Map, and Lot number, the Zoning Map district in which the lot is located and any zoning boundary within or near the lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The words "Approved by the Guilford Planning and Zoning Commission", with a place for the signature of the chairperson and date of signing.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
When more than one sheet is used to show the layout features of a Site Plan, a master or composite sheet shall be provided at an appropriate scale.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Architectural Plans (§273-97 B(3))	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Traffic Study	<input type="checkbox"/>	<input type="checkbox"/>	
Schedule for grading and construction activities, including start and completion dates and sequence of grading and construction activities, sequence for installation and/or application of soil erosion and sediment control measures and sequence for final stabilization of the project site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Town Engineer	<input type="checkbox"/>	<input type="checkbox"/>	
Director of health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Fire Chief	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

**Low Impact Development Zoning and Subdivision Code Amendments**

Amend Zoning Code, Article IX Site Plan Review by adding the following;

§273-75 General Standards

R. Low Impact Development. Applicants for Site Plan review are encouraged to practice low impact development as described in "Guidance Document for Low Impact Development Best Management Practices", dated 12/15/09 and as it may be amended. Applicants shall complete "A Check List to Guide Low Impact Development Best Management Practices."