



GUILFORD TOWN HALL
19 AUG -7 PM 12: 11

Agenda

Guilford PLANNING and ZONING COMMISSION - (203) 453-8039
Public Hearing and Regular Meeting
Wednesday, August 7, 2019 7:30 P.M.
Nathanael B. Greene Community Center
32 Church St., Guilford, CT.

PUBLIC HEARINGS

William & Gina Hagan, 27 Dinwoodie Drive, Map 100, Lot 6-13, Zone R-5; Special Permit Accessory Apartment for attached 1144 sq. ft. 1 bedroom accessory apartment.

Bennett Hall, Trustee, 135 Old Quarry (Narrow Island), Map 6, Lot 6B, Zone R-5, Coastal Site Plan to subdivide parcel into 2 lots w/existing residence and studio to remain. New Septic systems proposed for each lot. (***Application amended to remove subdivision request and only install two separate septic systems- Request to continue to 8/21/19***)

Richard & Eileen Petrillo, 68 Trolley Road, Map 8, Lot 63A, Zone R-2, Coastal Site Plan for New Single Family residence. (***Tabled to 9/4/19***)

Bernard & Sandra Lombardi, 70 Reeves Avenue, Map 9, Lot 76, Zone R-2; Special Permit Modification for a 10'x12' storage shed and a 6'x9'6" addition to a former rear porch to create a sunroom.

REGULAR MEETING

APPROVAL OF REVISED AGENDA

A. DELIBERATION OF PUBLIC HEARING ITEMS

B. SUBDIVISION

Bennett Hall, Trustee, 135 Old Quarry (Narrow Island), Map 6, Lot 6B, Zone R-5, 2 lot Subdivision (***Tabled to 9/4/19***)

Titan Properties, 885 Nut Plains Road, Map 92, Lot 8A, Zone R-4; 2 Lot Subdivision. (***Received 7/17/19. Tabled to 8/21/19***)

C. SPECIAL PERMITS

Vigliotti Construction, Long Hill Road, Subdivision Long Hill Estates West, Map 96, Lots 1, 2A & 1D, Zone R-5; Special Permit Application for 31 lot open space subdivision. (***Public hearing scheduled for 8/21/19***)

D. COASTAL SITE PLAN APPLICATIONS

Gal & Dganit Zauberman, 267 Old Sachems Head Road, Map 8, Lot 32, Zone R-5; Coastal Site Plan construction of dock and associated stairs. (***Public hearing scheduled for 8/21/19***)

E. APPLICATIONS TO BE RECEIVED

a. Site Plan

Guilford Gatehouse West Mgmt, LLC, 2614 Boston Post Road, Map 83, Lot 20, Zone TS-3; Site Plan modification for sign package approval to include placement of a second sign for "The Woods" Condominium Development on interior lot with no road frontage (***Receive and Request Action***)

Town of Guilford, Elizabeth Adams Middle School, 233 Church Street, Map 53, Lot 17, Zone R-1, Site Plan modification to expand parking lot on north-eastern portion of property (***Receive & Request Action***)

b. Special Permit

Michael & Candice Van Emmenes, 321 Foxwood Road, Map 88, Lot 19-20, Zone R-8, Special Permit for an accessory apartment (640 sq. ft. living space) in a new attached garage (360 sq. ft.) (***Receive and request Public Hearing to be set for 8/21/19***)

c. Coastal Area Management Site Plan

Sean Portley, 65 Sachems Head Road, Map 21, Lot 22, Zone R-5, Coastal Site Plan application to remove existing single family dwelling & associated utilities, and construct new single family dwelling, appurtenant driveway, utilities & subsurface sewage disposal system (***Receive and request Public Hearing to be set for 9/18/19***)

F. OTHER

Mandatory Referral – The Board of Selectmen, at its July 15, 2019 meeting, recommended to the Planning and Zoning Commission under CGS 8-24 that the Town takes ownership of the Upper Fields at A. W. Cox School from the Board of Education.

G. APPROVAL OF MINUTES

6/19/2019 Regular meeting

Adjourn

Phil Johnson, Chairman

cc: Applicants/Engineers * BOS * IWC * EDC * Environmental Planner * Health Department *
Town Clerk * Town Engineer * WPCA *ZEO.