



## **draft - Agenda**

PLANNING AND ZONING COMMISSION

(203) 453-8039

Public Hearing and Regular Meeting

Wednesday, October 2, 2019 7:30 P.M.

Nathanael B. Greene Community Center

32 Church St., Guilford, CT.

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### **PUBLIC HEARING**

**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. (***Continued from 9/20/19 mtg***)

**Richard & Eileen Petrillo**, 68 Trolley Road, Map 8, Lot 63A, Zone R-2, Coastal Site Plan for New Single Family residence.

**Bentons Knoll, LLC**, 215 Colonial Road/Old Sachems Head Road, Map 8, Lot 24, Zone R-5 – Special Permit Request for modification to approved Planned Residential Development to increase septic capacity and allow for a total of 43 bedrooms (33 bedrooms previously approved).

**John Saunders**, 73 Meadow Street, Map 32, Lot 85, Zone R-6; Special Permit and Coastal Site Plan for remediation of approximately 1.720 sq. ft. of tidal wetlands due to an un-authorized filling.

### **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 10/16/19 mtg***)

C. **SITE PLAN**

**Walmart**, 900 Boston Post Road, Map 47, Lot 22B Zone SC; Site Plan revision to allow for placement of 8 storage containers from October 1, until January 31 for 2019 & 2020. (***Take Action***)

**Post Road 640 LLC**, 640 Boston Post Road, Map 48, Lot 25, Zone TS; Site Plan modification to allow for updates to existing building and revisions to parking and entrance. (*extension granted to 10/16/19 mtg*)

**Town of Guilford**, Long Hill Park, Map 85, Lot 1, Zone R-5, Site Plan modification to allow second floor of storage barn to be used as meeting room (*Receive and request action*)

**Robert Mangino, Architect**, (owner PDC, LLC) Boston Post Road, Map 78, Lot 13, Zone TS-2; Site Plan modification to allow for sale of landscaping materials including tractors & tools. (*Receive*)

D. COASTAL 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 (*Public hearing opened & continued to 10/16/19 mtg*)

**Bennett Hall, Trustee**, 135 Old Quarry (Narrow Island), Map 6, Lot 6B, Zone R-5, Coastal Site Plan for a 2 lot subdivision. (*Public Hearing set for 10/16/19*)

E. SPECIAL PERMIT

**Michelle Laudano**, 18 Graves Avenue, Map 40, Lot 18, Zone R-1; Special Permit application per Section 273-13C to change one non-conforming commercial/industrial use to another non-conforming use as a 2-family residence in an R-1 Zone for a total of 3 residential units on the property. (*Public Hearing set for 10/16/19*)

**Daniel Earle**, 18 Edwin Court, Map 93, Lot 46, Zone R-8; Special Permit per Section 273-94 to construct a detached unheated garage with attic storage. (*Public Hearing to be scheduled for 11/6/19*)

**Daniel Earle**, 18 Edwin Court, Map 93, Lot 46, Zone R-8; Special Permit per Section 273-19 to construct a detached accessory apartment to be used as a pool house with exterior covered terrace. (*Public Hearing to be scheduled for 11/6/19*)

F. OTHER

**Mandatory Referral:** The Board of Selectmen, at its September 16, 2019 meeting, recommended to the Planning and Zoning Commission under CGS 8-24 the acquisition of a conservation easement for 135 Old Quarry Road (Assessor's Map 6, Lot 6B) in accordance with CGS 47-42c and Town Charter 7-7. (*Tabled to 10/16/19 mtg*)

G. APPROVAL OF MINUTES

09/18/2019 Regular meeting

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Adjourn

Phil Johnson, Chairman

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