



## draft - Agenda

PLANNING AND ZONING COMMISSION  
(203) 453-8039

Public Hearing and Regular Meeting  
Wednesday, October 16, 2019 7:30 P.M.  
Nathanael B. Greene Community Center  
32 Church St., Guilford, CT.

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### I. **CALL TO ORDER**

### II. **INTRODUCTION**

### III. **PUBLIC HEARINGS**

**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. **(Cont'd from 9/18/19 meeting. Deadline to close hearing 10/16/19)**

**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. **(Deadline to close hearing is 11/20/19)**

**Bennett Hall, Trustee**, 135 Old Quarry (Narrow Island), Map 6, Lot 6B, Zone R-5, Coastal Site Plan for a 2 lot subdivision. **(Deadline to close hearing is 11/20/19)**

### III. **DELIBERATIONS**

#### **Public Hearing Items**

**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. **(Deadline for action is 12/4/19)**

**Bennett Hall, Trustee**, 135 Old Quarry (Narrow Island), Map 6, Lot 6B, Zone R-5, 2 lot Subdivision. **(Deadline for action 10/16/19)**

**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.

**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. **(Deadline for action 11/20/19)**

**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. **(Deadline for action 12/4/19)**

**Mandatory Referral:** The Board of Selectmen, at its October 7, 2019 meeting, recommended to the Planning and Zoning Commission under CGS 8-24 the acquisition of a pedestrian access easement from a portion of St. George's Church Parking Lot, across Whitfield Street to the Water Street Parking Lot and adjoining businesses as more fully described in the Easement Agreement, in accordance with CGS 47-42c and Town Charter 7-7.

#### IV. **NEW BUSINESS**

- a. Receipt of New Applications

**Town of Guilford**, 55 Whitfield Street, Map 39, Lot 94A, Zone C-1 & 41 Whitfield Street Map 39, Lot 96, Zone C-4; Site Plan Revision to allow construction of a sidewalk to connect two properties. **(Receive and Request Action)**

#### V. **PENDING BUSINESS**

**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 set 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 set for 11/6/19)**

#### VI. **OTHER COMMISSION BUSINESS**

- a. Correspondence
- b. Other

The Agricultural Commission is seeking approval of the 2020 Fairgrounds Schedule

- c. ZEO Report
- d. Approval of Bills – Shore Publishing \$29.00

e. Approval of Minutes from 10/2/19 meeting

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Adjourn

Phil Johnson, Chairman