



draft - Agenda

PLANNING AND ZONING COMMISSION
(203) 453-8039

Public Hearing and Regular Meeting
Wednesday, November 6, 2019 7:30 P.M.
Nathanael B. Greene Community Center
32 Church St., Guilford, CT.



I. **CALL TO ORDER**

II. **INTRODUCTION**

III. **PUBLIC HEARINGS**

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)**

Daniel Earle, 18 Edwin Court, Map 93, Lot 46, Zone R-8; Special Permit per Section 273-36A to construct a detached unheated garage with attic storage. **(Deadline to close 12/4/19)**

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. **(Deadline to close 12/4/19)**

IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

V. **REGULAR MEETING**

a) Pending Applications

258-260 River Street LLC, 258 River Street, Map 46, Lot 48, Zone PV & R-3; Site Plan Revision for entry addition and site modifications for change of use from language school to spa. **(Deadline for action 12/18/19)**

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)**

J.J.Sullivan Inc., 229 River Street, Map 39, Lot 12, Zone C-4; Coastal Area Site Plan & Site Plan Revision for site grading and retaining wall, plumbing & electrical upgrades associated with expansion of containment area for a 200,000 gallon heating oil storage tank. **(Public Hearing set for 11/20/19)**

b) New Applications

c) Other Commission Business

1. Correspondence
2. Other
 - a. Execute bond: Brian Ferris Construction-Landscape Completion Bond-“Northern Heights Subdivision & Final Plan for PRD” Map: 129, Lot 2, Zone R-8, Crooked Hill Rd-\$13,430
3. ZEO Report
4. Approval of Bills
5. Approval of Minutes from 10/16/19 meeting

~~~~~

Adjourn

Phil Johnson, Chairman