



## draft - Agenda

PLANNING AND ZONING COMMISSION  
(203) 453-8039

Public Hearing and Regular Meeting  
Wednesday, February 5, 2020 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**

**Edwin H. Fisher III**, 97 Vineyard Point Road, Map 9, Lot 1A, Zone R-5, Coastal Site Plan for a 2 Lot Subdivision.

**Joe White**, 40 Thirsty Lake Road, Map 85, Lot 57A, Zone R-5; Special Permit for attached Accessory Apartment.

**Steven & Maura Mongelli**, 100 Orcutt Drive, Map 94, Lot 3A-4, Zone R-8; Special Permit for 910 sq. ft. pool house.

**Deborah Whitcomb**, 103 Shell Beach Road, Map 13, Lot 9, Zone R-1; Coastal Site Plan to lift the seasonal cottage to make it FEMA compliant. ***(Tabled to 3/4/20)***

IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

V. **REGULAR MEETING**

**a) Pending Applications**

**Edwin H. Fisher III**, 97 Vineyard Point Road, Map 9, Lot 1A, Zone R-5, Application for a 2 Lot Subdivision

**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. ***(Extension granted to 2/19/20)***

**Horton Group LLC, Bank of America**, 916 Boston Post Road, Map 47, Lot 22A, Zone C-2; Site Plan to add and upgrade existing exterior lighting and addition of a fence along drive thru side of the property. ***(Extension granted to 2/19/20)***

**Town of Guilford, P&Z Commission- Proposed Zoning Amendment-** Section 273-25 A-lot area, shape and frontage. Interior lot description ***(Public Hearing set for 2/19/20)***

**b) New Applications**

**Robert & Donna Kessler**, 137 Old Quarry Road, Map 6, Lot 6C, Zone R-5, Coastal Site Plan for placement of shed within 100' of Critical Coastal Resource. ***(Receive and Set Public Hearing for 2/19/20)***

**Charles & Meghan Kelly**, 47 Three Corners Road, Map 70, Lot 2A, Zone R-6; Special Permit for 3 car attached 912 sq. ft. garage. ***(Receive and Set Public Hearing for 3/4/20)***

**Green Planet Development, LLC**, 376 State Street, Map 74, Lot 5(4), Zone R-5; Special Permit for Affordable Housing Development (8 dwelling units). ***(Receive and Set Public Hearing for 3/4/20)***

**c) Other Commission Business**

1. Mandatory Referral:  
The Board of Selectmen, at its January 21, 2020 meeting, recommended to the Planning and Zoning Commission under CGS 8-24 the possible sale to Mutual Housing Association of South Central Connecticut, Inc. d/b/a NeighborWorks New Horizons (NWNH), of an unimproved parcel of land, shown as Lot 15 on Assessor's Map 33, and known as 268 Whitfield Street and 41-45 Stonehouse Lane, for purposes of an affordable housing development, pursuant to the terms of the Town RFQ/RFP #1-1819, NWNH's awarded proposal, and a Development and Land Disposition Agreement (Agreement).
2. Other
  - a. P&Z Fee Schedule Amendment-discussion and action to move to Board of Selectmen for Approval
3. Approval of Bills  
Shore Publishing \$210.00
4. Approval of Minutes from the 1/15/20 meeting

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Adjourn

Phil Johnson, Chairman