

Agenda

Guilford PLANNING and ZONING COMMISSION – (203) 453-8039
Public Hearing and Regular Meeting
Wednesday, February 6, 2019 7:30 P.M.
Nathanael B. Greene Community Center
32 Church St., Guilford, CT.

PUBLIC HEARING

Proposed Amendment to Zoning Code re; Lots Without Required Frontage.

Amend 273-15 F. by adding the following; “Lots which are non-conforming with respect to required minimum lot frontage shall not be considered interior lots as defined in 273-25 A. and additions to dwellings on said lots and accessory buildings are allowed in accordance with this section.”

Proposed Amendment to Subdivision Code Regarding Fee in Lieu of Land for Open Space

Amend Guilford Subdivision Code 272-41 D. Fee in Lieu of Land as follows;

“(1) Where dedication of land as open space will not meet the purposes of this section, the Commission will **require** that the developer/applicant pay a fee to the Town, or pay a fee and transfer land to the Town (or other acceptable entity) in lieu of any requirement to provide land.”

“(3) If approved by the Commission, a fee in lieu of land shall be paid to the **Land Acquisition Fund** of the Town in accordance with Section 8-25 of the Connecticut General Statutes as amended..”

Amend Guilford Subdivision Code 272-41 A. by deleting (2) (d) “Some other arrangement”

REGULAR MEETING

APPROVAL OF REVISED AGENDA

A. DELIBERATION OF PUBLIC HEARING ITEMS

B. SITE PLAN

Allen D’Antonio, 2311 Boston Post Road, Map 78, Lot 25, Zone TS-2; Site Plan Revision for 25 seat Asian Restaurant in existing building.

C. SUBDIVISION

John & Kendra Remington, 190 Peddlers Road, Map 73, Lot 3-19, Zone R-5; Subdivision Map amendment to re-locate the driveway (originally approved May 2018) (**Receive**)

D. APPLICATIONS TO BE RECEIVED

a. Coastal Area Management Site Plan

Marc Lazarus, 162 Daniel Avenue, Map 10, Lot 164, Zone R-2; Coastal Area Management for “Tear Down/Re-build” of a house on the subject property. (**Receive and Request Public Hearing be set for February 20, 2019**)

Town of Guilford – Park and Recreation Department- Chaffinch Island Road, Chaffinch Island Park Map 23, Lot 5, Zone R-6 Coastal Areal Management request to construct a 12’ x 12’ Gazebo. (**Receive and Request Public Hearing be set for March 6, 2019**).

Town of Guilford, Falcon Road, Map 2, Sachems Head Association; Coastal Area Management to repair seawall along Falcon Road. (**Receive and Request Public Hearing be set for March 6, 2019**).

E. OTHER

Guilford Agricultural Society (Fairgrounds) 111 Lovers Lane, Map 40, Lot 138, Zone R-3 request to add a wedding event on June 15, 2019.

F. APPROVAL OF MINUTES

01/16/2018 Regular meeting

G. APPROVAL OF BILLS

Guilford Courier \$126.00



Adjourn

Phil Johnson, Chairman

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