



THE OLD STONE HOUSE

# TOWN OF GUILFORD

PLANNING AND ZONING COMMISSION  
50 BOSTON STREET – TOWN HALL SOUTH  
GUILFORD, CONNECTICUT 06437  
SETTLED IN 1639

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**February 22, 2019**

**From: The Planning and Zoning Commission**

**A Special Meeting of the Planning and Zoning Commission has been scheduled for Wednesday February 27, 2019 and will be held at the Nathaniel Greene Community Center, Menunkatuck Room @ 7:30 pm.**

**See attached Agenda.**

# Agenda

Guilford PLANNING and ZONING COMMISSION – (203) 453-8039

## **SPECIAL MEETING**

Wednesday, February 27, 2019 7:30 P.M.  
Nathanael B. Greene Community Center  
32 Church St., Guilford, CT.

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### 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.”

**Robert Mangino** Boston Post Road, Map 84, Lots 11-1, 11-2 & 11-4; request for Zoning Map Change from R-5 to TS2.

**James & Joyce Glass**, 2 Guilford Point Drive, Map 27, Lot 7, Zone R-3; Coastal Area Management for installation of 20’ x 33’ in-ground swimming pool and spa.

**Virbax Properties Inc. (Metro Pooch)**, 201 Soundview Road, Map 42, Lot 118-4,5 & 6, Coastal Area Management, Site Plan & Special Permit for construction of a 9,692 sq. ft. pet boarding facility with appurtenant parking and on-site sewage disposal systems.

**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

### REGULAR MEETING

#### APPROVAL OF REVISED AGENDA

A. DELIBERATION OF PUBLIC HEARING ITEMS

B. 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)

**Christopher Widmer**, 376 State Street, Map 74, Lot 5, Zone R-5; Subdivision – 4 Lots.

C. 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.

D. APPLICATIONS TO BE RECEIVED

a. Special Permits

James Goodman, 86 Middle Road, Map 80, Lot 37, Zone R-3; Special Permit Modification for the keeping of 15 additional pheasants. (***Received and Set Public Hearing date of March 20, 2019***)

E. APPROVAL OF MINUTES

02/06/2018 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.