



draft - Agenda

PLANNING AND ZONING COMMISSION

(203) 453-8039

Public Hearing and Regular Meeting

Wednesday, September 18, 2019 7:30 P.M.

Nathanael B. Greene Community Center

32 Church St., Guilford, CT.

Commission discussion with Glenn Chalder, Planimetrics, to discuss expectations of zoning code re-write

PUBLIC HEARINGS

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. (***Continued from 8/21/19 mtg***)

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 (***Open & Continue to 10/16/19 mtg***)

Daniel Hally, 342 Water Street, Map 27, Lot 1, Zone R-6; Coastal Site Plan for a new in-ground swimming pool.

REGULAR MEETING

APPROVAL OF REVISED AGENDA

A. **DELIBERATION OF PUBLIC HEARING ITEMS**

B. **SUBDIVISION**

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

C. **SITE PLANS**

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. (***Request for extension to 10/16/19 mtg***)

Walmart, 900 Boston Post Road, Map 47, Lot 22B Zone SC; Site Plan revision to allow for placement of 8 storage containers from October 1, until January 31 for 2019 & 2020. *(Receipt & action tabled until 10/2/19)*

Guilford Arts Center, Inc. 411 Church Street, Map 80, Lot 24, Zone I-1 & R-5; Site Plan Revision to allow construction of small addition and re-configuration of driveway and parking lot. *(Receipt and Request Action)*

D. COASTAL SITE PLANS

Richard & Eileen Petrillo, 68 Trolley Road, Map 8, Lot 63A, Zone R-2, Coastal Site Plan for New Single Family residence. *(Extension granted and Public hearing scheduled for 10/2/19)*

Bennett Hall, Trustee, 135 Old Quarry (Narrow Island), Map 6, Lot 6B, Zone R-5, Coastal Site Plan for a 2 lot subdivision. *(Receipt and set Public Hearing for 10/16/19)*

E. SPECIAL PERMITS

Bentons Knoll, LLC, 215 Colonial Road/Old Sachems Head Road, Map 8, Lot 24, Zone R-5 – Special Permit Request for modification to approved Planned Residential Development to increase septic capacity and allow for a total of 43 bedrooms (33 bedrooms previously approved). *(Receipt and set Public Hearing for 10/2/19)*

John Saunders, 73 Meadow Street, Map 32, Lot 85, Zone R-6; Special Permit and Coastal Site Plan for remediation of approximately 1.720 sq. ft. of tidal wetlands due to an un-authorized filling. *(Receipt and set Public Hearing for 10/2/19)*

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. *(Receipt and set Public Hearing for 10/16/19)*

F. OTHER

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. *(Tabled to 10/16/19 mtg)*

G. APPROVAL OF BILLS

Shore Publishing \$215.00

H. APPROVAL OF MINUTES

08/21/19 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.