

AMENDMENTS TO THE SUBDIVISION REGULATIONS

At its Special meeting on January 04, 2000, the Guilford Planning and Zoning Commission took the following action:

VOTED: That the Guilford Planning and Zoning Commission approve an amendment to the Zoning Code as follows;

1. Amend Subdivision Code § 272-10 A., Public Hearing signs, and Zoning Code §273-101 A., Public Hearing signs

Delete "with black letters and white background" and "shall describe the type of application".

This amendment is effective January 12, 2000.

At its regular meeting on April 19, 2000, the Guilford Planning and Zoning Commission took the following action:

Notice to adjoining property owners

Amend Subdivision Code § 272-13. J. to read as follows;

“J. For any application where a public hearing is being held (including preliminary consideration of an open space subdivision) the application shall include the names and addresses of the current property owners within 500 feet of the proposed subdivision as indicated in the Guilford Assessor’s Records. The applicant shall notify by certified mail all property owners so identified, of the pending hearing, said notification shall have been mailed at least 14 days prior to the hearing. Proof of certified mail notification shall be submitted to the Commission prior to the public hearing.”

These amendments are adopted based upon a finding that they are in conformance with the Comprehensive Plan. They are effective on April 26, 2000.

At its regular meeting on May 06, 1998, the Guilford Planning and Zoning Commission took the following action:

VOTED: That the Guilford Planning and Zoning Commission approve an amendment to the Subdivision Code § 272-21 Open Space Subdivisions as follows;

1. Add to C. (1) (a) ", and shows the relationship of the proposed open space to other open spaces owned privately or by the Town."
2. Delete existing text and replace with the following;

"C. (3) Commission decision. As a part of its review process, the Commission shall hold a Public Hearing on the merits of the alternative preliminary subdivision application within 45 days of receipt of the application. Within 30 days of the close of the hearing the Commission shall decide, by majority vote, whether to permit an open space subdivision. The Commission's decision shall be made with due regard to promoting the purposes of this section. In reaching its decision, the Commission shall consider the comments from the Public Hearing, written comments from town agencies and other interested parties. The applicant shall have one year from the date of the decision to file a formal application for subdivision approval, pursuant to the procedures in these regulations. Said period may be extended by the Commission for an additional one year upon written request of the applicant."

This amendment is approved based upon a finding that it conforms with the Comprehensive Plan of Development and Conservation.

This amendment is effective on May 13, 1998.

At its regular meeting on February 18, 1998, the Guilford Planning and Zoning Commission took the Following Action:

VOTED: That the Guilford Planning and Zoning Commission adopt the following amendments to "Zoning Chapter 273 and Subdivision of Land Chapter 272 from the Code of the Town of Guilford";

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1. Amend § 272-21 Open Space Subdivisions as follows;
Delete from § 272-21 D. (1) the following words "...except that where the standard subdivision has six lots or more, the open space subdivision may have one additional lot for each six lots in the standard subdivision."

2. Amend § 273-26 Setbacks for fences, walls and accessory structures as follows;

Add to A. Fences., the following;

"For properties along and contiguous to the waters of Long Island Sound, any fencing placed anywhere within the required backyard setback from the high tide line for the district in which the property is located shall be no more than 4 feet high and shall be of "see-through" construction. Any walls built or hedges grown within the required backyard setback from the high tide line shall be no more than 30 inches in height. A fence in excess of 4 feet high of non-see-through construction, or wall or hedge in excess of 30 inches high, may be installed within the backyard setback provided that a written statement of consent for construction of such a fence or wall is submitted to the Zoning Enforcement Officer by the adjoining property owner(s) specifying location and maximum height. In no case shall such a fence or wall exceed 8 feet in height (See also §273-91, D.)."

These amendments are effective on March 04, 1998.

At its regular meeting on May 06, 1998, the Guilford Planning and Zoning Commission took the following action:

VOTED: That the Guilford Planning and Zoning Commission adopt the following amendments to "Zoning Chapter 272 Subdivision of Land from the Code of the Town of Guilford";

3. Amend § 272-21. Open space subdivisions:

1. Subsection B. Applicability. Open space subdivision applications add ",for subdivisions greater than 25 acres" delete R5, R6 Zone.
 2. Add to (a) ", and shows the relationship of the proposed open space to other open spaces owned privately or by the Town."
 3. C. (3) Commission decision. As a part of its review process, the Commission shall hold a Public Hearing on the merits of the alternative preliminary subdivision application within 45 days of receipt of the application. Within 30 days of the close of the hearing the Commission shall decide, by majority vote, whether to permit an open space subdivision. The Commission's decision shall be made with due regard to promoting the purposes of this section. In reaching its decision, the Commission shall consider the comments from the Public Hearing, written comments from town agencies and other interested parties. The applicant shall have one year from the date of the decision to file a formal application for subdivision approval, pursuant to the procedures in these regulations. Said period may be extended by the Commission for an additional one year upon written request of the applicant.
 4. D.(2) Area, location and bulk standards. In an R-8 zone, all lots (including interior lots) shall, at a minimum, meet the requirements of the R-6 Zone as described in Table 3. EN except that the average street frontage within the subdivision shall be 200 feet or greater. No lot shall contain less than 40,000 square feet of contiguous nonwetlands area. In an R-7 Zone, all lots (including interior lots) shall, at a minimum meet the requirements of the R-5 Zone as described in Table 3 except that the average street frontage within the subdivision shall be 150 feet or greater. No lot shall contain less than 40,000 square feet of contiguous nonwetlands area.
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