



## draft - Agenda

PLANNING AND ZONING COMMISSION  
(203) 453-8039

Public Hearing and Regular Meeting  
Wednesday, March 4, 2020 7:30 P.M.  
Nathanael B. Greene Community Center  
32 Church St., Guilford, CT.

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### I. **CALL TO ORDER**

**Charles & Meghan Kelly**, 47 Three Corners Road, Map 70, Lot 2A, Zone R-6; Special Permit for 3 car attached 912 sq. ft. garage.

**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.

**Green Planet Development, LLC**, 376 State Street, Map 74, Lot 5(4), Zone R-5; Special Permit for Affordable Housing Development (8 dwelling units).

### II. **INTRODUCTION**

### III. **PUBLIC HEARINGS**

### IV. **DELIBERATION OF PUBLIC HEARING ITEMS**

### V. **REGULAR MEETING**

#### **a) Pending Applications**

**Steven Riat**, 113 Whispering Woods Road, Map 125, Lot 7-13, Zone R-8; Special Permit for Accessory Structure over 750 sq ft for construction of a 1200 sq ft detached garage. (**Public Hearing set for 3/18/2020**)

**Town of Guilford, Jacobs Beach**, Seaside Avenue, Map 24, Lot 6 & 9, Zone R-3; Coastal Area Management & Site Plan; installation of Splash Pad and expansion of overflow parking. (**Public Hearing set for 3/18/2020**)

**Marc Knapp**, 94 Great Harbor Road, Map 7, Lot 7, Zone R-1; Special Permit and Coastal Area Management to build a new home on a lot less than 10,000 sq ft. (**Public Hearing set for 4/1/2020**)

**b) New Applications**

**Guilford Agricultural Society**, 111 Lovers Lane (Fairground), Map 40, Lot 138, Zone R-3; Special Permit to amend existing Special Permit regarding scheduling of events. ***(Receive and Set Public Hearing for 3/18/20)***

**Guilford Agricultural Society**, 111 Lovers Lane (Fairground), Map 40, Lot 138, Zone R-3; Special Permit to construct 4 additional pole barns. ***(Receive and Set Public Hearing for 3/18/20)***

**Camp Surfside LLC**, 299 Old Sachems Head Road, Map 4, Lot 9A, Zone R-5; Coastal Area Management to construct stairs to access pier. ***(Receive and Set Public Hearing for 4/1/20)***

**c) Other Commission Business**

- 1. Correspondence
- 2. Other

**Mandatory Referral:** The Board of Selectman, at its February 18, 2020 meeting, recommended to the Planning and Zoning Commission under CGS 8-24 the construction of a Splash Pad located at Jacobs Beach.

- 3. ZEO Report
- 4. Approval of Bills
- 5. Approval of Minutes

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Adjourn

Phil Johnson, Chairman