

Agenda  
Regular Meeting  
Canton Zoning Commission  
Wednesday, March 20, 2013 7:30 p.m.  
Library Community Center, Room F  
40 Dyer Avenue, Canton, CT

**CALL TO ORDER:**

**ROLL CALL:**

**PUBLIC HEARING**

1. File #431; Apln: #1396; Collins Road (public right of way) Assessor's Map 34 & 38; Zone AR1; Section 53.14.1 Special Exception uses in the Flood Fringe and Section 59.8.5 Special Exception use in Farmington River Protection Overlay District for replacement of existing water main; Connecticut Water Co., applicant; Town of Canton, owner.
2. File #1; Apln. #1399; 460 Albany Turnpike; Assessor's Map 26; Lot 1010460; Zone SB; Special Exception for Section 31.5 Expansion of special exception uses and Section 32.2.3 Uses permitted by special exception for an outdoor dining terrace and 7 additional parking spaces and Section 51.5 site plan amendment; WZP&P Associates of Canton, applicant owner.
3. File #345; Apln. #1400; 70 Gracey Road; Assessor's Map 28; Lot 2840070; Zone AR3; Special Exception for Section 66.3 Temporary liquor permit; Roaring Brook Nature Center Auxiliary, applicant; Environmental Centers, Inc., owner.

**REGULAR MEETING**

**PUBLIC HEARING ACTIONS:**

1. File #431; Apln: #1396; Collins Road (public right of way) Assessor's Map 34 & 38; Zone AR1; Section 53.14.1 Special Exception uses in the Flood Fringe and Section 59.8.5 Special Exception use in Farmington River Protection Overlay District for replacement of existing water main; Connecticut Water Co., applicant; Town of Canton, owner.
2. File #1; Apln. #1399; 460 Albany Turnpike; Assessor's Map 26; Lot 1010460; Zone SB; Special Exception for Section 31.5 Expansion of special exception uses and Section 32.2.3 Uses permitted by special exception for an outdoor dining terrace and 7 additional parking spaces and Section 51.5 site plan amendment; WZP&P Associates of Canton, applicant owner.
3. File #345; Apln. #1400; 70 Gracey Road; Assessor's Map 28; Lot 2840070; Zone AR3; Special Exception for Section 66.3 Temporary liquor permit; Roaring Brook Nature Center Auxiliary, applicant; Environmental Centers, Inc., owner.

**OLD BUSINESS:**

No old business.

**NEW BUSINESS:**

1. F#226; Apln. # 1397; 133 River Road; Assessor's Map 30; Lot 133; Zone LI; Section 51.5 Site Plan Modification for 6,000 sq. ft. addition to existing building; Ocean State Job Lot, applicant; 133 River Road LLC, owner.
2. File #2; Apln. #1401; 220 Albany Turnpike; Assessor's Map 31; Lot 24 Zone SB; Section 51.5 Site Plan Modification for enlargement of Ace Hardware building; Kemper Associates Architects, applicant; Fred Larsen Jr., owner.
3. File #193; Apln. #1402; 465 Albany Turnpike; Assessor's Map 26; Lot 1010465; Zone SB; Section 51.5 Site Plan Modification for installation of a 1,000 gallon propane filling station; Petals & Paws, LLC, applicant; 465 Albany Turnpike, LLC, owner.
4. File 417; Apln. #1403; 285 Albany Turnpike; Assessor's Map 31; Lot 1010285; Zone SB; Special Exception for Section 31.5 Enlargement of current special exceptions for 31.2.1 Retail business; 31.2.2 a thru l Personal Service Businesses; 31.2.3 Banks; 31.2.4 Offices; 31.2.5 Restaurants; 31.2.8 Signs and 31.2.11 Parking for more than 5 motor vehicles; Special Exception for Sections 21.2.3 Hospital, church; 21.2.5 clubs; 21.2.8 Profit or nonprofit private school; 21.2.12 Accessory Use; and Site Plan Amendment for Section 51.5; for pad site approval; 285 Albany Turnpike LLC, applicant/owner.

**OTHER BUSINESS:**

1. Review Minutes of January 23, February 6, February 20 and March 6, 2013.
2. Zoning Regulation Rewrite and Map Amendment
3. Discussion of Plan of Conservation and Development
4. Staff Reports:
  - a. ZEO Report
  - b. Town Planner's Report:

**ADJOURNMENT:**