

Agenda
Regular Meeting
Canton Zoning Commission
Wednesday, May 15, 2013 7:30 p.m.
Library Community Center, Room F
40 Dyer Avenue, Canton, CT

CALL TO ORDER:

ROLL CALL:

PUBLIC HEARING

1. File #417; Apln. #1405; 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 I 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.
2. File #54; Apln. #1407; Assessor's Map 38; Lot#44; Zone B1; Special Exception for Section 31.5 Enlargement of a Special Exception and Site Plan Amendment for Section 51.5, for outside dining patio; Francesca's, applicant; 105, 107, 109 Main Street Collinsville, CT, LLC, owner.
3. File #432; Apln. #1408; 11 Olson Road; Assessor's Map 23; Lot #4070011; Zone AR3; Special Exception for Section 21.2.16 Accessory Apartment in AR District; Section 8.2.5 Accessory Apartment on same lot; Mark Woolam, applicant; Brian & Bet Miller, owner.
4. File #433; Apln. #1409; 4 Hoffman Road; Assessor's Map 24; Lot#3200004; Zone AR3; Special Exception Section 64 Excavation and Grading and Section 68.1.1 Soil Erosion and Sediment Control Certification; for construction of a new single family residence; Mack IV, LLC, c/o New England Retail Properties, Inc.; applicant/owner.

REGULAR MEETING

PUBLIC HEARING ACTIONS:

1. File #417; Apln. #1405; 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 I 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.
2. File #54; Apln. #1407; Assessor's Map 38; Lot#44; Zone B1; Special Exception for Section 31.5 Enlargement of a Special Exception and Site Plan Amendment

for Section 51.5, for outside dining patio; Francesca's, applicant; 105, 107, 109 Main Street Collinsville, CT, LLC, owner.

3. File #432; Apln. #1408; 11 Olson Road; Assessor's Map 23; Lot #4070011; Zone AR3; Special Exception for Section 21.2.16 Accessory Apartment in AR District; Section 8.2.5 Accessory Apartment on same lot; Mark Woolam, applicant; Brian & Bet Miller, owner.
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OLD BUSINESS:

No Old Business items.

NEW BUSINESS:

1. File #109; Apln. #1406; 130 Dowd Avenue; Assessor's Map 31; Lot 2160130; Zone B1; Site Plan Amendment Section 51.5 for landscaping improvements; Mark Izzo, applicant; Legitimus Investments, LLC, owner.
2. File #385; Apln. #1410; 140 Turnpike; Assessor's Map 32; Lot 1010140; Zone B1; Site Plan Amendment Sections 31.2.5 Restaurants, Section 31.2.26 Drive-In Windows; Section 62 Parking & Loading for modification to widen entrance; Great American Donut, applicant; 140, LLC, owner.
3. File #288; Apln. #1411; 20 Canton Springs Road; Assessor's Map 35; Lot 1640020; Zone LI; Site Plan Amendment Section 51.5 for 4'x8' sign; Kings Highway Associates, LLC, applicant/owner.

OTHER BUSINESS:

1. Review Minutes of April 17, 2013 and May 1, 2013.
2. Discussion of Friends of the Canton Public Library proposed memorial bench
3. Discussion of Planet Aid clothing recycling box placements
4. Zoning Map Interpretation for 5 Canton Springs Road.
5. Zoning Regulation Rewrite and Map Amendment
6. Discussion of Plan of Conservation and Development
7. Staff Reports:
 - a. ZEO Report
 - b. Town Planner's Report:

ADJOURNMENT: