

Agenda  
Regular Meeting  
Canton Zoning Commission  
Wednesday, June 19, 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 #2; Apln. #1412; 220 Albany Turnpike; Assessor's Map 31; Lot 1011220; Zone SB; Special Exception for Section 10.2 Enlargement of non-conforming use; Site Plan Modification Section 51.5; Henry J. Bahre, applicant/owner.
3. File #116; Apln. #1414; 310 Albany Turnpike; Assessor's Map 31; Lot 1010310; Zone SB; Special Exceptions for Section 64.1 Excavation & Grading; Section 64.2 Exemptions; and 64.2.1 Excavation and removal of less than 500 cubic yards; Response Environmental, Inc., applicant; Canton Realty Associates, LLC, 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.
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yards; Response Environmental, Inc., applicant; Canton Realty Associates, LLC, owner.

**OLD BUSINESS:**

No Old Business items.

**NEW BUSINESS:**

1. File #183; Apln. #1413; 184 Cherry Brook Road; Assessor's Map 22; Lot 1850184; Zone AR3; Site Plan Amendment, Section 51.8.4.d Lighting for single light added to utility pole; First Congregational Church, applicant/owner.
2. File #156; Apln #1415; Zoning Regulation Amendment; Amend Section 9 Definitions to add Donation Drop Box and add to Section 8 Additional Standards, Section 8.7 Donation Drop Boxes; Canton Zoning Commission, applicant.
3. File #244; Apln. #1416; 10 East Hill Road (Mills Pond Park); Assessor's Map 30; Lot 2430010; Zone AR1; Site Plan Amendment, Section 51.5 for construction of pool mechanical building; TLB Architecture, LLC, applicant; Town of Canton, owner.

**OTHER BUSINESS:**

1. Review Minutes of May 15, 2013.
2. Zoning Map Interpretation for 5 Canton Springs Road.
3. Zoning Regulation Rewrite and Map Amendment
4. Discussion of Plan of Conservation and Development
5. Staff Reports:
  - a. ZEO Report
  - b. Town Planner's Report:

**ADJOURNMENT:**