

## AGENDA

Regular Virtual Meeting  
Canton Planning and Zoning Commission  
Wednesday, October 20, 2021 at 7:00 pm

**Link:** <https://us02web.zoom.us/j/82985430761?pwd=Qm1xL2RmeTdOOExveitMSi9xVlpsdz09>  
**Passcode:** gtSqq6

**Call In:** + 1 312 626 6799  
**Webinar ID:** 829 8543 0761  
**Passcode:** 609342

*Application materials and meeting information can be found at the following location:*  
<http://www.townofcantonct.org/agendas-minutes-meetings>

**CALL TO ORDER:**  
**ROLL CALL:**

### PUBLIC HEARINGS

1. **File 475; ApIn 2114;** 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: EGDVD; Special Permit, Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Special Permit, Section 7.5.E.2., operation of earth material processing, screening or crushing equipment; and Section 7.6., soil erosion and sediment control; proposed grading activities to allow for a future access road for future site development; 9-15 Albany Turnpike, LLC, applicant/owner
2. **File 156; ApIn 2118;** Zoning Regulation and Map Amendment; Proposed edits to Section 6.3, Farmington River Protection Overlay District (FRPO); modification of language regarding Section 6.3.B.1, District Boundaries, and graphic boundary to remove significant areas from the FRPO within the area of the Farmington River between the Nepaug River and Canton-Avon Town Boundary; Town of Canton Planning and Zoning Commission, applicant/owner
3. **File 156; ApIn 2119;** Zoning Regulation Amendments; numerous proposed edits to Section 6.2, Flood Plain Management, to make all reviews/approvals under this section site plan or other administrative reviews, thereby removing any special permit requirements; Town of Canton Planning and Zoning Commission, applicant/owner

### REGULAR MEETING

#### PUBLIC HEARING ACTIONS:

1. **File 475; ApIn 2114;** 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: EGDVD; Special Permit, Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Special Permit, Section 7.5.E.2., operation of earth material processing, screening or crushing equipment; and Section 7.6., soil erosion and sediment control; proposed grading activities to allow for a future access road for future site development; 9-15 Albany Turnpike, LLC, applicant/owner
2. **File 156; ApIn 2118;** Zoning Regulation and Map Amendment; Proposed edits to Section 6.3, Farmington River Protection Overlay District (FRPO); modification of language regarding Section 6.3.B.1, District Boundaries, and graphic boundary to remove significant areas from the FRPO within the area of the Farmington River between the Nepaug River and Canton-Avon Town Boundary; Town of Canton Planning and Zoning Commission, applicant/owner
3. **File 156; ApIn 2119;** Zoning Regulation Amendments; numerous proposed edits to Section 6.2, Flood Plain Management, to make all reviews/approvals under this section site plan or other administrative reviews, thereby removing any special permit requirements; Town of Canton Planning and Zoning Commission, applicant/owner

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**OTHER BUSINESS:**

1. Discussion regarding the Recreational Trails Grant Application
2. Discussion regarding Temporary and Limited Moratorium on Cannabis Establishments
3. Discussion regarding the draft Town of Canton 2021-2026 Affordable Housing Plan
4. Discussion regarding Air B&Bs
5. Discussion regarding Trap Rock Ridge protections
6. Discussion regarding potential amendments to Retaining Walls
7. Discussion regarding potential amendments to Earthwork and Grading
8. Discussion regarding potential Form-Based Code amendments
9. Discussion regarding the Temporary Communications Subcommittee
10. Discussion regarding Mobile Vendors
11. 2022 Meeting Schedule
12. November 3, 2021 Land Use Training with Town Attorney
13. Review of Minutes from September 15, 2021
14. Staff Reports:

**ADJOURNMENT:**