

**ACTION NOTICE
JANUARY 11, 2022
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Public Hearings & Site Plans

Special Use Re-Approval – 1916 Poquonock Ave., Gas Station/Convenience Store, Section 15.2.1, B2 Zone, Kahn/Safia 2 LLC

Motion: Commissioner Levine moved to approve the Special Use Re-Approval – 1916 Poquonock Ave., Gas Station/Convenience Store, Section 15.2.1, B2 Zone, Kahn/Safia 2 LLC with the following condition:

- 1. One-year time limit.**

Commissioner Correia seconded the motion and it passed unanimously 5-0-0.

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes; Jaggon, yes.

Text Amendment – Zoning Regulation Sections: 2.2, 4.4.1A, 4.4.16A, 4.4.17, 4.5.10 & 4.5.16, Accessory Apartments, TOW

Motion: Commissioner Levine move to approve the Text Amendment – Zoning Regulation Sections: 2.2, 4.4.1A, 4.4.16A, 4.4.17B(7)(b), 4.5.10 & 4.5.16A, Accessory Apartments, TOW as amended.

Commissioner Correia seconded the motion and it passed unanimously 4-0-1.

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes; Jaggon, abstained.

Text Amendment – Form-based Code Section 3, 4, & 5 including the Regulating Plan, Lewis/Winstanley

Motion: Commissioner Levine moved to approve the Text Amendment – Form-based Code Section 3, 4, & 5 including the Regulated Plan, Lewis/Winstanley.

Commissioner Correia seconded the motion and it passed unanimously 5-0-0.

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes; Jaggon, yes.

Re-Subdivision – 500 Groton Road, 2 lots, 133.791 acres, I Zone, Great Pond Improvement District

Motion: Commissioner Levine moved to approve the waiver of Subdivision Regulations Section 5.3.1I Plan Standards – to allow plan scale of 1” = 100’.

Commissioner Correia seconded the motion and it passed unanimously 5-0-0.

Motion: Commissioner Levine moved to approve the Re-Subdivision – 500 Groton Road, 2 lots, 133.791 acres, I Zone, Great Pond Improvement District.

Commissioner Correia seconded the motion and it passed unanimously 5-0-0.

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes; Jaggon, yes.

Special Use – 80 Poquonock Ave., Limited-Service Restaurant, Section 5.2.6D(1), B2 Zone, Thomas

Motion: Commissioner Levine moved to approve the Special Use – 80 Poquonock Ave., Limited-Service Restaurant, Section 5.2.6D(1), B2 Zone, Thomas with the following conditions:

- 1. One-year time limit;**
- 2. Submit a litter control plan.**

Commissioner Jaggon seconded the motion and it passed unanimously 5-0-0.

Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes; Jaggon, yes.

Minutes

December 14, 2021:

Motion: Commissioner Levine moved to approve the minutes of December 14, 2021 as amended.

Commissioner Jaggon seconded the motion and it passed unanimously 5-0-0.
Vote: Mips, yes; Levine, yes; Correia, yes; Kuintzle, yes; Jaggon, yes.

Application Acceptance

None

CGS§ 8-24

None