

ACTION NOTICE
APRIL 12, 2022
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING

Public Hearings & Site Plans

Special Use Re-Approval – 4 Market Circle, Temporary Outdoor Storage, Section 8.6B, W, Zone, Market Circle LLC

Motion: Commissioner Levine moved to approve the Special Use Re-Approval – 4 Market Circle, Temporary Outdoor Storage, Section 8.6B, W, Zone, Market Circle 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.

Zone Change – 21 & 33 Stone Road, AG Zone to W Zone, 1.69 acres, Raffia/Morneau

Motion: Commissioner Levine moved to approve the Zone Change – 21 & 33 Stone Road, AG Zone to W Zone, 1.69 acres, Raffia/Morneau to keep with the surrounding lots.

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 – 1001 Day Hill Road, Commercial Recreational Facility, Section 8.6E, Dudleytown Brewing Co. LLC/Square Peg Pizzeria, LLC

Motion: Commissioner Levine moved to approve the Special Use – 1001 Day Hill Road, Commercial Recreational Facility, Section 8.6E, Dudleytown Brewing Co. LLC/Square Peg Pizzeria, LLC with the following conditions:

1. 4 guest taps;
2. Liquor to only be served on Saturday, Sunday, and Special Events.

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

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

Subdivision – 550 Matianuck Avenue, 2 lots, 17.27 acres, AG/AA Zone, Alford Associates, Inc.

Motion: Commissioner Levine moved to approve the Subdivision – 550 Matianuck Avenue, 2 lots, 17.27 acres, AG/AA Zone, Alford Associates, Inc. with the following condition:

1. Final staff review.

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

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

Subdivision – 542 Prospect Hill Road, 2 lots, 1.491 acres, AA Zone, Alford Associates, Inc.

Motion: Commissioner Levine moved to approve the Subdivision – 542 Prospect Hill Road, 2 lots, 1.491 acres, AA Zone, Alford Associates, Inc. with the following condition:

1. Fees in lieu of open space.

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 Section 13.2.9.C(2), Flexibility in providing for a planned expansion of Poquonock Center area.

Motion: Commissioner Levine moved to recess the Text Amendment – Zoning Regulation Section 13.2.9.C(2), Flexibility in providing for a planned expansion of Poquonock Center area to the May 11, 2022 meeting.

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 – Sections: 1.1.3, 2.2, 5.2.6R, 8.6U, Cannabis Moratorium, TOW

Motion: Commissioner Levine moved to approve the Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, 8.6U, Cannabis Moratorium, TOW.

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

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

Minutes

March 8, 2022:

Motion: Commissioner Levine moved to approve the minutes of March 8, 2022, as amended.

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

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

Application Acceptance

Special Use – 374C Windsor Avenue, Limited-Service Restaurant, Section 5.2.6D(1), B2 Zone, Richardson/Peay

Design Development Concept Plan – 109-125 Poquonock Avenue, 77 units, 2.33 acres, B2 Zone, Blue Moon Design/ Hill

Text Amendment – Section 8.4D, 8.6Y, 9.4.1, 9.6.6, Large Distribution Facilities, TOW