

ACTION NOTICE
JUNE 14, 2022
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING

Public Hearings & Site Plans

Site Plan - 105 International Drive, Warehouse/Distribution Facility, I Zone, 59.67 Acres, Riverbend Development

Motion: Commissioner Levine moved to approve the Site Plan subject to staff approval - 105 International Drive, Warehouse/Distribution Facility, I Zone, 59.67 Acres, Riverbend Development

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

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

Text Amendment – Section 8.6E, Comm. Rec. Hotel, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve the Text Amendment as presented – Section 8.6E, Comm. Rec. Hotel, Alford Assoc., Inc.

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

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

Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve Waiver for interior landscape islands – Section 3.1.2C(3).

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

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

Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve Waiver for Parking Lots Adjacent to Property and Right-of-Way Lines: Per 3.1.2.C.(1).(b).(iv) – Section 3.1.2C(3).

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

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

Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve Waiver for Parking Lots Adjacent to Buildings: Per 3.1.2.C.(2).(a).(ii) – Section 3.1.2C(3).

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

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

Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve Waiver for 20' required yard – Section 13.1.3B(2).

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

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

Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

Motion: Commissioner Levine moved to approve the Design Development Concept Plan – 144 Broad Street, 60 Units, 2.655 Acres, B2 Zone, Alford Assoc., Inc.

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

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

Special Use – 35 Poquonock Ave., Outdoor Entertainment, Section 5.2.6D(2), 0.48 Acres, B2 Zone, Windsor Steak & Seafood/Beskovic

Motion: Commissioner Levine moved to approve Special Use for one year – 35 Poquonock Ave., Outdoor Entertainment, Section 5.2.6D(2), 0.48 Acres, B2 Zone, Windsor Steak & Seafood/Beskovic.

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

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

Special Use – 820D Prospect Hill Rd., Comm. Rec., Section 8.6E, 5850 sq. ft., I Zone, Playstrong Studio LLC/Corry

Motion: Commissioner Levine moved to approve the Special Use – 820D Prospect Hill Rd., Comm. Rec., Section 8.6E, 5850 sq. ft., I Zone, Playstrong Studio LLC/Corry.

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

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

Minutes

May 11, 2022:

Motion: Commissioner Levine moved to approve the minutes of May 11, 2022, as amended.

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

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

Application Acceptance

Special Use – 25/35 International Dr., Section 8.6B – Outside storage. I zone, 17.94 acres (35 International), Indus Realty

Zone Change – 129 Niles Rd. AA to AG, 12.3 acres, Kula

Special Use – 1001 Day Hill Road, Commercial Recreational Facility, Section 8.6E, Bar Rated Entertainment, ArrowDodge

Text Amendment – Sections: 1.1.3, 2.2, 5.2.6R, & 8.6U, Cannabis Moratorium, TOW
Affordable Housing Plan Adoption

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 9:07 p.m.

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