

**ACTION NOTICE
REGULAR MEETING
DECEMBER 12, 2023
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Site Plan & Public Hearings

Zone Change – 1531 Poquonock Avenue, AA to AG Zone, 16.17 acres, Khan
Continued to January 9, 2024.

Design Development Concept Plan – 450 and 462 Bloomfield Avenue & 60 and 80 Dunfey Lane, Multi-family residential development, 201 dwelling units, B2 Zone, 11.61 acres, A.R. Building Co.

Motion: Commissioner Levine moved approval of the Design Development Concept Plan for 450 and 462 Bloomfield Avenue & 60 and 80 Dunfey Lane with the condition that all of the outstanding issues identified in the Engineering Department’s memo on December 1st and the Planning Department’s memos on November 17th and December 6 be resolved.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Hallowell, yes; Jepsen, yes and Kuintzle, yes

Special Use – 77 Lincoln Way, Section 4.5.14, Flag lots, A Zone, 19.83 acres, Riley

Motion: Commissioner Levine moved approval of the special use for 77 Lincoln Way into two flag lots in the AA Zone.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes

Re-subdivision – 77 Lincoln Way, 2 lots, A Zone, 19.83 acres, Riley

Motion: Commissioner Levine moved approval of the re-subdivision for 77 Lincoln Way into two lots in the AA Zone, including two waivers in the subdivision regulations for Section 3.11 pertaining to the Sanitary Sewer and for Section 3.12 dealing with Public Water Utility Provision, and subject to final resolution of all the outstanding issues outlined in the Engineering memorandum on November 15, 2023 and the Planning memorandum on December 6, 2023.

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

Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes

Subdivision – 903 and 1001 Day Hill Road & 141 Old Poquonock Road, 2 lots, I Zone, 37 acres, Alford Associates, Inc.

Motion: Commissioner Levine moved approval of the subdivision for 903 and 1001 Day Hill Road & 141 Old Poquonock Road into two lots in the I Zone pending resolution of the issues in the Town Engineer’s memorandum on December 6th, including the applicant’s request for a waiver concerning the sidewalks only on Old Poquonock Road.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes

Minutes

November 14, 2023:

Motion: Commissioner Levine moved to approve the minutes of November 14, 2023 as amended.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; Hallowell, yes; Jepsen, yes and Kuintzle, yes

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 9:11 p.m.

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

Vote: Mips, yes; Levine, yes; Jaggon, yes; Jepsen, yes and Kuintzle, yes