



## **Agenda**

Regular Meeting  
Canton Planning & Zoning Commission  
Wednesday, September 17, 2014 7:30 p.m.  
Canton High School Auditorium  
76 Simonds Avenue, Canton, CT

**CALL TO ORDER:**

**ROLL CALL:**

**READING OF THE LEGAL NOTICE:**

### **PUBLIC HEARINGS**

1. **File #336; ApIn # 1464;** 72 -76 Simonds Avenue; Assessor's Map 30, Parcel 4820076; Zone District MCPF; Section 7.4.D.3, Special Permit; Outdoor Lighting, Exemptions and Modifications; Section 6.4.E.9, Municipal, Community, and Public Facilities District, Site Development Plan; Section 9.1.A, Site Plan Application; for temporary lighting from 6:30pm to 10:30pm on October 23, 24, 25, 2014 to enable athletic events during Spirit Week; Canton Board of Education, applicant; Town of Canton, applicant/owner.
2. **File #435; ApIn #1459;** 674 & 684 Albany Turnpike; Assessor Map 21; Parcels 1010674 & 1010684; to change 30.386 Acres of the 39 Acre site from Residential-2 District to Industrial District; Allan Borghesi, agent/applicant; Satan's Kingdom, LLC, owner/applicant.
3. **File # 116; ApIn 1467;** 310 Albany Turnpike; Assessor Map 31; Parcel 1010310; Zone SB; Earthwork and Grading; Section 7.5.A, Purpose; Section 7.5.B, Applicability; Section 7.5.D, Permitted Activities; for removal of petroleum impacted soil; Response Environmental, Inc., applicant/agent; Canton Realty Associates, LLC, owner.

### **REGULAR MEETING**

#### **PUBLIC HEARING ACTIONS**

1. **File #336; ApIn# 1464;** 72-76 Simonds Avenue; Assessor's Map 30, Parcel 4820076; Zone District MCPF; Section 7.4.D.3, Special Permit; Outdoor Lighting, Exemptions and Modifications; Section 6.4.E.9, Municipal, Community, and Public Facilities District, Site Development Plan; Section 9.1.A, Site Plan Application; for temporary lighting from 6:30pm to 10:30pm on October 23, 24, 25, 2014 to enable athletic events during Spirit Week; Canton Board of Education, applicant; Town of Canton, applicant/owner.
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## **NEW BUSINESS**

1. **Referral #14-401**; 325 Commerce Drive; Assessor's Map 35; Parcel 3330325; Zone: Industrial Park District, and 50 Old River Road; Assessor's Map 34; Parcel 38; Zone SB. Connecticut General Statute Section 8-24 Review and Report for the acquisition of 325 Commerce Drive and development of a public works facility on that site, and the demolition of the existing public works facility located at 50 Old River Road. Town of Canton, applicant/owner.
2. **File #219; ApIn #1469**; 16 Maple Avenue; Assessor's Map 34; Parcel 3620016; Zone R-1; to change zone from R-1, Residential District to B-Business District; Stephen Roberto, applicant; DentFix Express Realty, LLC, owner (Set for Public Hearing)

## **OLD BUSINESS**

### **OTHER BUSINESS:**

1. Review Minutes of July 16, 2014 and August 20, 2014
2. Discussion of Renovation of Town Hall Parking Lot and Collinsville Streetscape Design Changes
3. Discussion of edits to Zoning Regulations
4. Discussion of Design Regulations
5. Discussion of Subdivision Regulation Rewrite
6. Distribution of Zoning Enforcement Letters
7. Staff Reports:
  - a. ZEO Report
  - b. Town Planner's Report
    1. 10 Dyer Cemetery Road

### **ADJOURNMENT:**