

AGENDA

Regular Virtual Meeting
Canton Planning and Zoning Commission
Wednesday, October 21, 2020 at 7:00 pm
Call-In Number: +1 (408) 650-3123
Access Code: 529-850-621

*Application materials and meeting information can be found at the following location:
<http://www.townofcantonct.org/agendas-minutes-meetings>*

CALL TO ORDER:

ROLL CALL:

READING OF THE LEGAL NOTICE:

PUBLIC HEARINGS

We encourage those looking to submit public hearing testimony, to do so in advance of the meeting to the following email: npade@TownofCantonCT.org

1. **File 475; ApIn 2000;** 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.3.a., drive-thru uses; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by special permit; Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Section 7.7.C.3., retaining wall by special permit; Section 7.10.B.2, outdoor storage and display; and Site Plan Application: Section 4.1.B.3., restaurant classes I & II; Section 9.1.A., request to construct a 8,384 sq. ft. gas station/convenience store with restaurants and drive-thru, and 23,500 sq. ft. electronic vehicle showroom with 117 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner

REGULAR MEETING

PUBLIC HEARING ACTIONS:

1. **File 475; ApIn 2000;** 9 and 15 Albany Turnpike; Assessor Map 32 and 36; Parcel 1010009 and 1010015; Zone: B; Special Permits: Section 4.1.C.1.a., retail/service businesses and personal service businesses greater than 2,500 square feet; Section 4.1.C.2.b., outdoor dining when accessory to restaurant classes I, II, or III; Section 4.1.C.3.a., drive-thru uses; Section 4.1.C.10.a., new car dealership, as defined by CGS Section 14-51(1); Section 4.1.C.10.e., gasoline filling stations; Section 7.3.F.8.a., sign approval by special permit; Section 7.5.D.3., earthwork and grading over 2,000 cubic yards; Section 7.7.C.3., retaining wall by special permit; Section 7.10.B.2, outdoor storage and display; and Site Plan Application: Section 4.1.B.3., restaurant classes I & II; Section 9.1.A., request to construct a 8,384 sq. ft. gas station/convenience store with restaurants and drive-thru, and 23,500 sq. ft. electronic vehicle showroom with 117 associated parking spaces; 9-15 Albany Turnpike, LLC, applicant/owner

OLD BUSINESS: None

NEW BUSINESS: None

NOTE TO PERSONS WITH SPECIAL NEEDS:

The Town of Canton does not discriminate on the basis of disability. Individuals who need auxiliary aids or an interpreter at a Town meeting must notify the appropriate department in advance of the meeting as soon as they are able.

OTHER BUSINESS:

1. Update Regarding the Communications Facilities Sub-Committee
2. Discussion of Zoning Map Amendments Pertaining to Potential Opportunity Locations
3. Discussion on Potential Edits to the Form-Based Code
4. Update regarding violation at 31 Powder Mill Road
5. Discussion on POCD Implementation
6. Discussion of Form Based Code Concept of Site/Pad/Maximum Density Partial Approvals
7. Discussion of Public Improvement Standards
8. Review of Minutes from September 16, 2020
9. 2021 Meeting Schedule
10. Staff Reports:
 - a. Town Planner's Report
 - b. ZEO Report

ADJOURNMENT: