

## AGENDA

Regular Virtual Meeting  
Canton Planning and Zoning Commission  
Tuesday, January 19, 2020 at 7:00 pm

**Link:** <https://us02web.zoom.us/j/89428448680?pwd=WmQ5eWFjenluYjZ0WndoVEZkOUZSdz09>

**Passcode:** 8C48jL

**Call In:** +1 929 436 2866

**Webinar ID:** 894 2844 8680

**Passcode:** 403453

*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](mailto: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
2. **File 68; ApIn 2040;** 91 and 95 Albany Turnpike; Assessor Map 32; Parcels 1010091, 1011095, 1012095, 1013095, 1014095; Zone EGDVD; FBC Section 205.B.2, Type II Design Plan and Section 804.A, automobile dealers and repairers; Zoning Regulation Section 8.7, Consolidated Parcel; and Special Permits: Section 7.5.D.3, earthwork and grading over 2,000 cubic yards, and Section 7.10.B.2, outdoor storage and display; request to demolish the (2) existing buildings on the easterly side of 95 Albany Turnpike and construct a new 34,190 sq. ft. Subaru Dealership on 91 Albany Turnpike with associated parking and site improvements; 91 Albany Turnpike, LLC and Mitchell Farmington Valley, LLC, applicants; MacDonald Second Family Limited Partnership c/o Susan MacDonald; Mitchell Farmington Valley, LLC; and 91 Albany Turnpike, LLC, owners

### 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

#### 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.

2. **File 68; ApIn 2040;** 91 and 95 Albany Turnpike; Assessor Map 32; Parcels 1010091, 1011095, 1012095, 1013095, 1014095; Zone EGDVD; FBC Section 205.B.2, Type II Design Plan and Section 804.A, automobile dealers and repairers; Zoning Regulation Section 8.7, Consolidated Parcel; and Special Permits: Section 7.5.D.3, earthwork and grading over 2,000 cubic yards, and Section 7.10.B.2, outdoor storage and display; request to demolish the (2) existing buildings on the easterly side of 95 Albany Turnpike and construct a new 34,190 sq. ft. Subaru Dealership on 91 Albany Turnpike with associated parking and site improvements; 91 Albany Turnpike, LLC and Mitchell Farmington Valley, LLC, applicants; MacDonald Second Family Limited Partnership c/o Susan MacDonald; Mitchell Farmington Valley, LLC; and 91 Albany Turnpike, LLC, owners

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. **File 100; ApIn 2038;** 210 Albany Turnpike; Assessor's Map 31; Parcel 1010210; Zone: Canton Village Design Village District; Type I Design Plan, Section 205.B.1; request to renovate existing building and construct a 210 square foot addition; Essam Tinawi c/o Ed Alnas, applicant; Canton Quick Stop Realty, LLC, owner
2. **File 8; ApIn 2045;** 110 Albany Turnpike; Assessor's Map 36; Parcel 1010110; Zone: East Gateway Design Village District; Zoning Regulation Section 9.1, Site Plan Modification; request to establish secondary access driveway on Secret Lake Road; W/S Peak Canton Properties, LLC c/o WS Asset Management, Inc., applicant/owner

**OTHER BUSINESS:**

1. 2021 CRCOG Representative Appointments
2. Town of Canton Affordable Housing Plan
3. Review of Minutes from December 16, 2020
4. Staff Reports:
  - a. Town Planner's Report
    - i. Information from the State Citing Council Regarding 13 Morgan Road
    - ii. Collinsville Streetscape Phase II Modifications
  - b. ZEO Report

**ADJOURNMENT:**