

## AGENDA

Special Virtual Meeting  
Canton Planning and Zoning Commission  
Wednesday, May 5, 2021 at 7:00 pm

**Link:** <https://us02web.zoom.us/j/81429830686?pwd=dUhxOEJET0FGV0R3T2VhZ1owVDZpZz09>

**Passcode:** YA2zxh

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

**Webinar ID:** 814 2983 0686

**Passcode:** 582377

*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

## 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

**OTHER BUSINESS:**

1. **Site Phasing Modification Request for 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
2. Staff Report
  - a. Expiration of Current Executive Orders and Future Meeting Protocol

**ADJOURNMENT:**