

**AMENDED AGENDA**  
Special Hybrid Meeting  
Town of Canton  
Planning and Zoning Commission  
Wednesday, March 1, 2023 at 7:00 pm  
Community Center, Room F  
40 Dyer Avenue, Canton, CT 06019

**Link:** <https://us02web.zoom.us/j/86346047584?pwd=MHJPaDU1VIZiU2dMRVhnb2QzbnhyZz09>

**Passcode:** E9yjyE

**Call In:** + 1 312 626 6799  
**Webinar ID:** 863 4604 7584  
**Passcode:** 472716

*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. All testimony submitted via email needs to be submitted no later than the day of hearing by 3:00pm.

1. **File 156; ApIn 2247;** 2 & 56 River Road; 50 & 53 Old River Road; 37, 39, 41, & 45 Bridge Street; 4, 6, & 8 Collins Road; 57 & 63 Torrington Avenue; 5 Center Street; Assessor Map 34, Parcel 4490002, Zone R-1; Assessor Map 34, Parcel 4490056, Zone R-1; Assessor Map 34, Parcel 4490050, Zone MCPF; Assessor Map 34, Parcel 4490053; Zone R-1; Assessor Map 38, Parcel 143003, Zone CVDD; Assessor Map 38, Parcel 1430039, Zone CVDD; Assessor Map 38, Parcel 1430041, Zone CVDD; Assessor Map 38, Parcel 1430045, Zone CVDD; Assessor Map 38, Parcel 1950004, Zone R-1; Assessor Map 34, Parcel 1950006, Zone R-1; Assessor Map 34, Parcel 1950008, Zone R-1; Assessor Map 38, Parcel 5300057, Zone R-1; Assessor Map 38, Parcel 5300063, Zone R-1; Assessor Map 34, Parcel 1820005, Zone CVDD; Zoning Map Amendment – Zone Farmington River Overlay District; Zoning Regulation Amendment; Zoning Regulation Amendments Section 6.2.B.1 Farmington River Protection Overlay District & Section 6.2.G Flood Fringe; Town of Canton Planning and Zoning Commission, owner; Neil Pade Director of Planning and Community Development, applicant  
**Continued from February 21, 2023 meeting.**

2. **File 315; ApIn 2242;** 50 Old River Road; Assessors Map 34; Parcel 4490050; Zone: MCPF; Site Plan & Special Permit, Section 6.2, Floodplain; Section 6.3, Farmington River Protection Overlay; Section 6.4, Municipal, Community, and Public Facilities; proposed canoe and kayak launch; Town of Canton, owner / Bob Skinner & Stephen Benben, applicant **Continued from February 21, 2023 meeting.**
3. **File 216; ApIn 2245;** 91 Albany Turnpike, Assessors Map 32; Parcel 1010091; Zone East Gateway Design Village District; Special Permit Section 7.3.F.8.a, Exceptions; request for wall signs that exceed standards; 91 Albany Turnpike, LLC, owner; LADA, PC, applicant **Continued from February 21, 2023 meeting.**

#### **NEW BUSINESS:**

1. **File 128; ApIn 2252;** 50 Albany Turnpike; Pre-Application Review – Apartment Building; JAR Partners LLC, owner, Robert C. Schechinger Jr., ASLA, applicant
2. **Referral #405:** Town of Canton; 50 Old River Rd.; Assessors Map 34; Parcel 4490050; Zone: MCPF; Connecticut General Statute Section 8-24 Review and Report on the proposed kayak/canoe launch and staging area

### **REGULAR MEETING**

#### **PUBLIC HEARING ACTIONS:**

1. **File 414; ApIn 2226;** 51 River Road; Assessor Map 34; Parcel 4490051; Zone: MCPF; Special Permit Section 6.4.D.1.c; Section 7.5.D Excavation and Grading Permit; Section 7.6 Erosion and Sediment Control; Construction of a new firehouse and associated parking, misc., site improvements, and demolition of existing firehouse; Town of Canton (o/a) **Continued from February 21, 2023 meeting.**
2. **File 75; ApIn 2241;** 195 Albany Turnpike; Assessors Map 31; Parcel 1010195; Zone: CVDVD; Section 804, CVDVD Design Code Use Table; Section 4.1.C.1.h, Cannabis Retailer and Hybrid Retailer; Section 9.1, Site Plan Modification; Section 9.2, Special Permit; proposed Cannabis Retailer; SLAP CTRE LLC, owner / SLAP ASH LLC, applicant **Continued from February 21, 2023 meeting.**
3. **File 156; ApIn 2247;** 2 & 56 River Road: 50 & 53 Old River Road; 37, 39, 41, & 45 Bridge Street; 4, 6, & 8 Collins Road; 57 & 63 Torrington Avenue; 5 Center Street; Assessor Map 34, Parcel 4490002, Zone R-1; Assessor Map 34, Parcel 4490056, Zone R-1; Assessor Map 34, Parcel 4490050, Zone MCPF; Assessor Map 34, Parcel 4490053; Zone R-1; Assessor Map 38, Parcel 143003, Zone CVDD; Assessor Map 38, Parcel 1430039, Zone CVDD; Assessor Map 38, Parcel 1430041, Zone CVDD; Assessor Map 38, Parcel 1430045, Zone CVDD; Assessor Map 38, Parcel 1950004, Zone R-1; Assessor Map 34, Parcel 1950006, Zone R-1; Assessor Map 34, Parcel 1950008, Zone R-1; Assessor Map 38, Parcel 5300057, Zone R-1; Assessor Map 38, Parcel 5300063, Zone R-1; Assessor Map 34, Parcel 1820005, Zone CVDD; Zoning Map Amendment – Zone Farmington River Overlay District; Zoning Regulation Amendment; Zoning Regulation Amendments Section 6.2.B.1 Farmington River Protection

Overlay District & Section 6.2.G Flood Fringe; Town of Canton Planning and Zoning Commission, owner; Neil Pade Director of Planning and Community Development, applicant  
**Continued from February 21, 2023 meeting.**

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**Continued from February 21, 2023 meeting.**

**OLD BUSINESS: None**

**OTHER BUSINESS:**

1. Review of Minutes:
  - a. December 21, 2022 Regular Meeting
  - b. January 18, 2023 Regular Meeting
2. FEMA Mapping Update – 30-Day Data Submission Notification for Hartford County, CT
3. Discussion on Zoning Enabling Act Mays
4. Inclusionary Zoning Affordable / Incentive Housing
5. Design Village District, Form Based Design Code, and Zoning Regulations
6. ZEO Report
7. Staff Reports
  - a. Codification update; Approved, but not Codified, update
  - b. 156 Main Street – Subdivision and Type II Application Receipt
  - c. Axe Factory

**ADJOURNMENT:**