

**AGENDA**  
Regular Hybrid Meeting  
Town of Canton  
Planning and Zoning Commission  
Wednesday, November 15, 2023 at 7:00 pm  
Community Center, Room F  
40 Dyer Avenue, Canton, CT 06019

**Link:** <https://us02web.zoom.us/j/83967932105?pwd=NkZaYlplNaVNtK0w0dkVrN0szRGd2QT09>

**Passcode:** Fkr8dP

**Call In:** + 1 312 626 6799  
**Webinar ID:** 839 6793 2105  
**Passcode:** 726052

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

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.

**CALL TO ORDER:**

**ROLL CALL:**

**READING OF THE LEGAL NOTICE: NONE**

**PUBLIC HEARINGS**

- 1. File 156; Apln 2319;** Zoning Regulation Amendment; Proposed pertaining to Affordable Housing and Allowance of Multifamily uses, Residential Use Table Section 470-1704 Footnotes #4 & #8; A.R. Building Company, Inc., applicant; Town of Canton Planning and Zoning Commission, owner
  
- 2. File 492; Apln 2322;** 38-42 Dowd Avenue; Assessor Map 31, Parcel 2160038, Assessor Map 31, Parcel 2160042; Zone Canton Village Design Village District; Zoning Regulation Change Form-Base Code Section 470-1704 Use Table note 1; Section 470-1105.B.2 – Type II Design Plan Site Plan; Zoning Regulation Section 470-705.D.4 – Earthwork and Grading Special Permit; Proposed to build 3 structures to house 54 Multifamily Dwelling units; Francis A. Zacchera, owner, Phil Doyle, applicant ***Public Hearing Postponed to December 20, 2023 meeting.***

## REGULAR MEETING

### PUBLIC HEARING ACTIONS:

1. **File 156; Apln 2319;** Zoning Regulation Amendment; Proposed pertaining to Affordable Housing and Allowance of Multifamily uses, Residential Use Table Section 470-1704 Footnotes #4 & #8; A.R. Building Company, Inc., applicant; Town of Canton Planning and Zoning Commission, owner
2. **File 492; Apln 2322;** 38-42 Dowd Avenue; Assessor Map 31, Parcel 2160038, Assessor Map 31, Parcel 2160042; Zone Canton Village Design Village District; Zoning Regulation Change Form-Base Code Section 470-1704 Use Table note 1; Section 470-1105.B.2 – Type II Design Plan Site Plan; Zoning Regulation Section 470-705.D.4 – Earthwork and Grading Special Permit; Proposed to build 3 structures to house 54 Multifamily Dwelling units; Francis A. Zacchera, owner, Phil Doyle, applicant *Public Hearing Postponed to December 20, 2023 meeting.*

### OLD BUSINESS: NONE

### NEW BUSINESS:

1. **Modification Review – File 377; 2170;** 401 Albany Turnpike; Proposed Modification to approved site lighting schedule and proposed modification of slopes in southwest corner of site.
2. **90 Day Extension Request – File 554;** 156 Main Street; Assessor Map 34, Parcel 3590156; Zone Collinsville Design Village District; Proposed 2-lot subdivision; 1A&M Realty LLC, owner; Philip Doyle, applicant.

### OTHER BUSINESS:

1. Review of Minutes:
  - a. October 4, 2023 Special Meeting Minutes
  - b. October 18, 2023 Regular Meeting Minutes
2. Regional POCD Municipal Focus Areas, Review of Canton POCD Chapter 11 Districts for Route 44 and Collinsville.
3. Potential Zoning Regulations and Form Based Code Amendment
  - a. Stormwater Management – Hearing set for December meeting
  - b. Private Open Space – Review draft for potential January hearing
  - c. Building Height, Setbacks, and Façade Presentation – Review, discussion intended at December meeting.
  - d. Other
4. Discussion of POCD Budget Submission prior to the December 9<sup>th</sup> deadline
5. Adopt 2024 PZC Meeting Schedule

6. ZEO Report

7. Staff Reports

- a. Regional Affordable Housing Working Group, Cohort, Toolkit,
- b. Housing Underproduction report
- c. Other

**ADJOURNMENT:**