

**DRAFT MINUTES**  
Regular Hybrid Meeting  
Town of Canton  
Planning and Zoning Commission  
Wednesday, May 20, 2026 at 7:00 pm  
Community Center, Room F  
40 Dyer Avenue, Canton, CT 06019

[Meeting Recording](#)

**Recording time: 0:07**

**CALL TO ORDER:** Commissioner Vogel called the meeting to order at 7:00 pm.

**ROLL CALL:** Michael Vogel, Lans Perry, Sandra Trionfini, Rachelle Harper, David Evens, John Huyghebaert, and Melissa Renkert.

**ABSENT:** Elizabeth Vinick and Jeffrey Johnson

**ALSO PRESENT:** Town Planner, Neil Pade and *Recording Secretary, Lisa Ozaki (Remotely)*

*Commissioner Vogel seated Commissioner Renkert for Commissioner Vinick.*

**Recording time: 0:38**

**MOTION:** Commissioner Vogel **MOVED** to add to the Agenda under Old Business Item #2:

File 362; Apln 2209; 315 Albany Turnpike; Assessors Map 31; Parcel 1010315; Zone: CVDVD; Type II Design Plan; Section FBC 205.B2; Site Plan; Section 9.1, renovation of existing building, proposed addition and site improvements for proposed retail package; Faldu Real Estate LLC, owner/applicant – Request for field change/ minor modification of the approved landscape plan

Commissioner Perry seconded and it passed 7-0-0

**Recording time: 2:00**

**READING OF THE LEGAL NOTICE:**

Commissioner Perry read the legal notice into record.

**PUBLIC HEARINGS:**

**Recording time: 3:54**

- 1. File 156; Apln 2564;** Zoning Regulation Amendments; Proposed update to Section 470-702 – Parking and Loading; Canton Planning and Zoning Commission, owner/applicant

Mr. Pade explained the amendment application to the Commission.

*No Public Comment.*

Commissioner Vogel closed the public testimony for this application.

**MOTION:** Commissioner Perry **MOVED** to **CLOSE** the Public Hearing for **File 156; Apln 2564;** Zoning Regulation Amendments; Proposed update to Section 470-702 – Parking and Loading; Canton Planning and Zoning Commission, owner/applicant.

Commissioner Renkert seconded and it passed. 7-0-0

**PUBLIC HEARING CLOSED**

**Recording time: 17:06**

- 2. File 156; Apln 2565;** Zoning Regulation Amendments; Proposed update to Protest Petition Regulations; Section 470-903.C(5) – Regulation amendment application – Decision considerations; Canton Planning and Zoning Commission, owner/applicant

Mr. Pade explained the amendment application to the Commission.

**No Public Comment.**

Commissioner Vogel closed the public testimony for this application.

**MOTION:** Commissioner Perry **MOVED** to **CLOSE** the Public Hearing for **File 156; Apln 2565;** Zoning Regulation Amendments; Proposed update to Protest Petition Regulations; Section 470-903.C(5) – Regulation amendment application – Decision considerations; Canton Planning and Zoning Commission, owner/applicant.

Commissioner Trionfini seconded and it passed. 7-0-0

**PUBLIC HEARING CLOSED**

**Recording time: 20:18**

- 3. File 249; Apln 2569;** 75 Old Canton Road; Assessors Map 31; Parcel 3980075; Zone: Canton Village Design Village District; Special Permit, Section 470-705.D(4), Permitted Grading Activities; earthwork associated with previously approved 55 multifamily unit development; Simsbury Capital Partners, owner; Philip Doyle, applicant

Mr. Pade stated that this application has been previously approved.

Phil Doyle, LADA, P.C. presented the application to the Commission.

**No Public Comment**

Commissioner Vogel closed the public testimony for this application.

**MOTION:** Commissioner Perry **MOVED** to **CLOSE** the Public Hearing for **File 249; Apln 2569;** 75 Old Canton Road; Assessors Map 31; Parcel 3980075; Zone: Canton Village Design Village District; Special Permit, Section 470-705.D(4), Permitted Grading Activities; earthwork associated with previously approved 55 multifamily unit development; Simsbury Capital Partners, owner; Philip Doyle, applicant

Commissioner Trionfini seconded and it passed. 7-0-0

**PUBLIC HEARING CLOSED**

**REGULAR MEETING  
PUBLIC HEARING ACTIONS:**

**Recording time: 31:21**

- 1. File 156; Apln 2564;** Zoning Regulation Amendments; Proposed update to Section 470-702 – Parking and Loading; Canton Planning and Zoning Commission, owner/applicant

The Commission had a discussion on the application.

MOTION: Commissioner Vogel MOVED, that the Canton Planning and Zoning Commission does hereby APPROVE **File 156; Apln 2564**; Zoning Regulation Amendments; Proposed update to Section 470-702 – Parking and Loading; Canton Planning and Zoning Commission, owner/applicant

This approval is made, in part, based on the Commission’s review of and reliance upon testimony received at a Public Hearing commenced on May 20<sup>th</sup>, 2026, and closed on that date, and the following documentation submitted by the applicant or others during the proceedings on the application:

Exhibits #

1. Text Amendment Application - Zoning Text Amendment Application – **File 156; Apln 2564**; Zoning Regulation Amendments; Proposed update to Section 470-702 – Parking and Loading; Canton Planning and Zoning Commission, owner/applicant
2. CRCOG Referral Form, dated 4/20/26
3. CRCOG & NHCOC Referral Email Sent, dated 4/22/26
4. 5/20/26 Public Hearing Notice
5. Town Clerk Letters
6. NHCOC Referral Response, dated 5/1/26
7. CRCOG Letter, dated 5/12/26
8. Staff Report from Neil Pade, dated 5/12/26
9. State of Connecticut General Assembly Amendment

This approval is granted because the Commission finds that the application, as modified by this approval, results in regulation’s that are consistent with the requirements of CGS § 8-2, and does not conflict with the comprehensive plan of the community, or Plan of Conservation and Development.

As part of the granting of this approval the following modifications to the text, that were raised and evaluated as part of the public hearing, are hereby approved:

1. Proposed Section 470-702.B(7) shall be updated to include the statutory reference of “PA-25-1”
2. In Section 470-702.C(3) replace, ““fewer than 16 dwelling units" with, “16 or fewer dwelling units”
3. In Table 470-702C,
  - a. Delete the line pertaining to, “Dwellings in Parking Mitigation Districts” from the table.
  - b. Replace “Less than 16 dwelling units” with, ““16 or fewer dwelling units”
  - c. Delete “16 dwelling units” and the corresponding, “1 space per dwelling unit”
4. Adopting the alternative table 470-702C on page 12 of the March 12, 2026 staff memorandum for all purposes

This approval is effective July 1<sup>st</sup>, 2026.

Commissioner Trionfini seconded and it passed 7-0-0.

**TEXT AMENDMENT APPROVED**

*Recording time: 36:17*

2. **File 156; Apln 2565**; Zoning Regulation Amendments; Proposed update to Protest Petition Regulations; Section 470-903.C(5) – Regulation amendment application – Decision considerations; Canton Planning and Zoning Commission, owner/applicant

MOTION: Commissioner Vogel MOVED, that the Canton Planning and Zoning Commission does hereby APPROVE **File 156; Apln 2565**; Zoning Regulation Amendments; Proposed update to Protest

Petition Regulations; Section 470-903.C(5) – Regulation amendment application – Decision considerations; Canton Planning and Zoning Commission, owner/applicant.

This approval is made, in part, based on the Commission’s review of and reliance upon testimony received at a Public Hearing commenced on May 20<sup>th</sup>, 2026, and closed on that date, and the following documentation submitted by the applicant or others during the proceedings on the application:

Exhibits #

1. Text Amendment Application - Zoning Text Amendment Application – **File 156; Apln 2565**; Zoning Regulation Amendments; Proposed update to Protest Petition Regulations; Section 470-903.C(5) – Regulation amendment application – Decision considerations; Canton Planning and Zoning Commission, owner/applicant
2. CRCOG Referral Form, dated 4/20/26
3. CRCOG & NHCOC Referral Email Sent, dated 4/22/26
4. 5/20/26 Public Hearing Notice
5. Town Clerk Letters
6. CRCOG Letter, dated 5/12/26
7. NHCOC Referral Response, dated 5/1/26
8. Staff Report from Neil Pade, dated 5/13/26

This approval is granted because the Commission finds that the application, as modified by this approval, results in regulation’s that are consistent with the requirements of CGS § 8-2, and does not conflict with the comprehensive plan of the community, or Plan of Conservation and Development.

As part of the granting of this approval the following modifications to the text, that were raised and evaluated as part of the public hearing, are hereby approved:

The Commission adopts only the alternative proposed regulation Section 470-903.C.(5) on page 3 of the March 11, 2026 staff memorandum.

This approval is effective July 1<sup>st</sup>, 2026.

Commissioner Trionfini seconded and it passed 7-0-0.

**TEXT AMENDMENT APPROVED**

***Recording time: 38:01***

3. **File 249; Apln 2569**; 75 Old Canton Road; Assessors Map 31; Parcel 3980075; Zone: Canton Village Design Village District; Special Permit, Section 470-705.D(4), Permitted Grading Activities; earthwork associated with previously approved 55 multifamily unit development; Simsbury Capital Partners, owner; Philip Doyle, applicant

**MOTION:** Commissioner Vogel **MOVED** that the Canton Planning and Zoning Commission does hereby **APPROVE File 249; Apln 2569**; 75 Old Canton Road; Assessors Map 31; Parcel 3980075; Zone: Canton Village Design Village District; Special Permit, Section 470-705.D(4), Permitted Grading Activities; earthwork associated with previously approved 55 multifamily unit development; Simsbury Capital Partners, owner; Philip Doyle, applicant

This approval is granted in part on the application submitted on May 4<sup>th</sup>, 2026 received on May, 20<sup>th</sup>, 2026; testimony received at a public hearing commenced on May 20<sup>th</sup>, 2026 and closed on that date; and upon the following documentation submitted by the applicant or others during the proceedings on the application:

Correspondence:

1. Special Permit Application – **File 249; Apln 2569**; 75 Old Canton Road; Assessors Map 31; Parcel 3980075; Zone: Canton Village Design Village District; Special Permit, Section 470-705.D(4), Permitted Grading Activities; earthwork associated with previously approved 55 multifamily unit development; Simsbury Capital Partners, owner; Philip Doyle, applicant
2. Letter from LADA, P.C, dated 4/9/26
3. Project Narrative
4. GIS Map
5. Abutter List
6. Abutter Notice
7. Special Permit application Checklist
8. Approval Letter from PZC, dated 11/29/22
9. Certified Mailing Receipts
10. Sign Affidavit, dated 5/7/26
11. Email from Chief Arciero, dated 5/12/26
12. Email from Glenn Cusano, dated 5/13/26
13. Staff Report from Neil Pade, dated 5/12/26
14. Email from Theresa Sullivan Barger, dated 5/13/26
15. Email from Tom Richardson, Director of Public Works, dated 5/13/26
16. Letter from Judy Allen, dated 5/19/26
17. Town of Canton Zoning Development Application – File 249; Apln 2219; 75 Old Canton Road; Assessors Map 31; Parcel 3980075; Zone: Canton Village Design Village District; Form-Based Code Section 205.B.2, Type II Design Plan; and Special Permit, Section 7.5.D.4, Permitted Grading Activities; request to construct apartment buildings, housing 55+ apartments with 81+ parking spaces; Richard Wacht, owner; Simsbury Capital Partners, applicant; Philip Doyle, agent
18. Cover Letter from LADA, P.C., dated 9/9/22
19. Narrative
20. Site Plan Checklist
21. Erosion and Sediment Control Checklist
22. Special Permit Checklist
23. Earth Excavation in Connection with Special Permit Checklist
24. Deed
25. Map Non-Conforming Use-Residence, dated 5/7/92
26. Division of Land & Variance; 75 Old Canton Road; prepared by John Lawrence Assoc., dated 3/13/91
27. Master Development Plan Canton Village; prepared by Shannon Engineering Assoc., Inc., dated 10/7/93
28. GIS Map Location Plan
29. GIS Zoning Site
30. GIS NDDDB Overlay Site
31. Natural Diversity Data Base Areas
32. CTDEEP letter NDDDB Determination, dated 8/18/22
33. Letter from Town of Canton WPCF, Roger J. Ignazio Jr., dated 8/11/22
34. Email from Kevin Schwabe, CT Water Company, dated 8/8/22
35. Architect's Design Statement, prepared by Blue Moon Design, dated 9/18/22
36. Real Estate listing
37. POCD Sections
38. Soil Report, prepared by Ian T. Cole, LLC, dated 8/18/22
39. Erosion Control Cost Estimate
40. General Site Development Cost Estimate
41. GIS Abutter Map & Abutter List

42. Canton Village Condominiums Abutter List
43. Letter from State of Connecticut Board of Landscape Architects, Vincent C. McDermott, dated 9/21/15
44. Traffic Report, prepared by Scott F. Hesketh from F. A. Hesketh & Associates, Inc., dated 9/23/22
45. Stormwater Management Report, prepared by Harry E. Cole & Son, dated 9/20/22
46. Assessor Card
47. Staff Report
48. 11/16/22 Public Hearing Notice
49. Abutter Notice
50. Email from Police Chief Arciero with comments, dated 10/27/22
51. Email from Director of Public Work, Robert Martin, dated 10/27/22
52. Certified Mailing Receipts
53. Picture of Sign posted
54. Email from Glenn Cusano, dated 11/2/22
55. Planning Commission minutes from 3/5/90
56. Zoning Commission minutes from 4/18/90
57. Email from Donna Boyle, dated 11/9/22
58. E & S Review from NCCD, dated 11/14/22
59. Email from Phil Doyle regarding Erosion Control Notes, dated 11/15/22
60. Email from Art Godbout, dated 11/15/22
61. Email from Lisa Alipranti, dated 11/16/22
62. Prefiled Testimony of Daniel C. Keating, III. Dated 11/16/22
63. Town of Canton Affidavit, dated 11/16/22

File 249; Apln 2569; Drawings:

1. L-1; Cover; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Simsbury Capital Partners; dated 9/26/22, Revised 4/13/26
2. L-2; Grading Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Simsbury Capital Partners; dated 9/26/22
3. L-3; Erosion & Sediment Control Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Simsbury Capital Partners; dated 9/26/22
4. L-7; Planting Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Simsbury Capital Partners; dated 9/26/22
5. Property Survey; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Simsbury Capital Partners; dated 4/18/22

File 249; Apln 2219; Drawings:

6. L-1; Cover; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
7. L-1.1; General Notes & Letters of Approval; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
8. L-2; Grading Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
9. L-3; Erosion & Sediment Control Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
10. L-3.1; Erosion Control Notes; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
11. L-3.2; Erosion Control Details; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
12. L-3.3; Erosion Control Details; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22

13. L-4; Demolition Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
14. L-5; Layout Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
15. L-6; Materials Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
16. L-7; Planting Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
17. L-8; Lighting Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
18. L-9; Utility Corridor; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
19. L-10.1; Details; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
20. L-10.2; Details; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
21. L-10.3; Details; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
22. L-11; Service Vehicle Turning Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
23. L-12; Fire Truck Turning Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
24. L-13; Sight Line Study; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/26/22
25. Pg. 1 of 2; Property Survey; 75 Old Canton Road; Prepared by Denno Land Surveyors & Consulting, LLC; Prepared for Simsbury Capital Partners; dated 9/7/22
26. Pg. 2 of 2; Property Survey; 75 Old Canton Road; Prepared by Denno Land Surveyors & Consulting, LLC; Prepared for Simsbury Capital Partners; dated 9/7/22
27. U1; Utility\_Plan; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 8/17/22
28. U2; Water\_Connection\_To\_RT\_44; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/14/22
29. U3; Utility\_Details; 75 Old Canton Road; Prepared by LADA, P.C.; Prepared for Richard E. Wacht; dated 9/14/22
30. A-1; Preliminary First Floor; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/15/22
31. A-2; Preliminary 2nd Floor; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/15/22
32. A-3; Front Elevation BFS Conformance; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/15/22
33. A-4; Rear Elevation Side Elevation; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/15/22
34. A-1; Preliminary 1<sup>st</sup> Floor; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/22/22
35. A-2; Preliminary 2<sup>nd</sup> Floor; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/22/22
36. A-3; Preliminary 3<sup>rd</sup> Floor; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/22/22
37. A-4; Front Elevation Rear Elevation BFS Conformance; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 8/22/22

38. A-5; Side Elevation Mail Building; 75 Old Canton Road; prepared by Blue Moon Design; Prepared for Richard E. Wacht; dated 9/13/22
39. 1974-1983 Zoning Maps
40. 1990 Zone Change Map
41. 2014 Zoning Map
42. L-4; Demolition Plan; 75 Old Canton Road; prepared by LADA, P.C., prepared for Richard E. Wacht; dated 11/2/22
43. 1992 Approved Site Plan; 75 Old Canton Road; prepared by LADA, P.C., prepared for Richard E. Wacht; dated 11/14/22
44. Comparison – 1992 & 2022 Site Plans; 75 Old Canton Road; prepared by LADA, P.C., prepared for Richard E. Wacht; dated 11/14/22
45. Revised L-3.1; Erosion Control Notes; 75 Old Canton Road; prepared by LADA, P.C., prepared for Richard E. Wacht; dated 11/14/22
46. L-7; Planting Plan; 75 Old Canton Road; prepared by LADA, P.C., prepared for Richard E. Wacht; dated 9/26/22

This approval is granted because the Commission finds that the application, as conditioned, modified by, and inclusive of the stipulations of this approval, complies with the following:

1. The standards of Zoning, as applicable, including but not limited to:
  - a. Section 470-705 Earthwork and Grading; and
  - b. The Special Permit criteria of Section 470-902.E specific to Earthwork and Grading.

This approval is effective *June 9, 2026* (20 Days from approval date) and UPON THE RECORDING OF THE APPROVAL LETTER/CERTIFICATE OF ACTION WITH THE TOWN CLERK.

The Commission hereby grants this approval subject to the following conditions, modifications, restrictions, and safeguards:

1. The above referenced plans shall be modified to incorporate the following changes prior to submitting for signature by the Chair and filing the final approved plan with the Land Use Office:
2. The following securities shall be provided by the applicant:
  - a. An Earthwork and Grading Bond in the amount of \$200,000 subject to a determination of sufficiency by the Town Project Administrator or such other larger required by the Town Project Administrator.
3. Per Section 470-902.H(1), failure to record the special permits granted through this approval within twelve months (*May 20, 2027*) shall void the special permits
4. All conditions of the November 16, 2022 approval of File #249; Apln #2219, not otherwise modified by this action, shall remain in effect.
5. This approval shall be binding upon the applicant/developer, heirs, assigns, and grantees.

Commissioner Perry seconded and it passed 7-0-0.

**SPECIAL PERMIT APPROVED**

**NEW BUSINESS:**

*Recording time: 41:17*

1. **File 296; Apln 2571;** 4 Barbourtown Road; Assessors Map 18; Parcel 1190004; Zone Municipal Community Public Facilities; Minor Site plan Modification, Section 470-901, Site Plan Application; Constructing a Gaga ball pit at existing playground; Town of Canton, owners, Liam Vincent, applicant

Commissioner Huyghebaert recused himself for this application.

Liam Vincent gave a presentation on his Gaga Ball Pit Eagle Scout project. Construction would be about two to three weekends to complete.

**MOTION:** Commissioner Vogel **MOVED** that **APPROVE File 296; Apln 2571;** 4 Barbourtown Road; Assessors Map 18; Parcel 1190004; Zone Municipal Community Public Facilities; Minor Site plan Modification, Section 470-901, Site Plan Application; Constructing a Gaga ball pit at existing playground; Town of Canton, owners, Liam Vincent, applicant

This approval is granted in part on the application submitted on April 29<sup>th</sup>, 2026 received on May, 20<sup>th</sup>, 2026; and upon the following documentation submitted by the applicant or others during the proceedings on the application:

Drawings:

1. Existing Conditions Plan including Contours (Lidar) – Cherry Brook Primary School; 4 Barbourtown Road; prepared for Town of Canton; prepared by GZA GeoEnvironmental, Inc. Engineers and Scientists

Correspondences:

1. Site Plan Application – **File 296; Apln 2571;** 4 Barbourtown Road; Assessors Map 18; Parcel 1190004; Zone Municipal Community Public Facilities; Minor Site plan Modification, Section 470-901, Site Plan Application; Constructing a Gaga ball pit playground at existing playground; Town of Canton, owners, Liam Vincent, applicant
2. Site Plan Application Checklist
3. Gaga Pit Description
4. Pictures
5. IWWA Approval Letter, dated 5/20/26

This approval is granted because the Commission finds the application as condition modified by and inclusive of the stipulations of the approval would comply with Section 470-604 and Section 470-901 Site Plan Application.

This approval is effective *June 9, 2026* (20 Days from approval date) and UPON THE RECORDING OF THE APPROVAL LETTER/CERTIFICATE OF ACTION WITH THE TOWN CLERK.

The Commission hereby grants this approval subject to the following conditions, modifications, restrictions, and safeguards:

1. Per Section 470-901.G(1), any work in connection with this approved site plan shall be completed within the time frame establish by CGS (presently 5 years after the approval of the plan, or May 20, 2031) unless extended by law or action of the Commission.
2. This approval shall be binding upon the applicant/developer, heirs, assigns, and grantees.

Commissioner Trionfini seconded and it passed 7-0-0.

**APPLICATION APPROVED**

**OLD BUSINESS:**

*Recording time: 49:01*

1. **File 2; Alpn 2561;** 220 & 224 Albany Turnpike; Pre-Application Review; Assessor’s Map 31; Parcel 1011220; Assessor’s Map 31; Parcel 1010224; Zone CVDVD; Proposed Concept Plan; Canton Village, LLC, owner, Brian Sewell, applicant

*Commissioner Vogel reseated Commissioner Huyghebaert.*

Brian Sewell, owner of the property, William Case, attorney, and Chris Pawlowski, P.E. of C & K Engineering presented a revised Concept Plan for Canton Village to the Commission.

The Commission gave feedback about the revised Concept Plan.

*Recording time: 1:52:56*

2. **File 362; Apln 2209;** 315 Albany Turnpike; Assessors Map 31; Parcel 1010315; Zone: CVDVD; Type II Design Plan; Section FBC 205.B2; Site Plan; Section 9.1, renovation of existing building, proposed addition and site improvements for proposed retail package; Faldu Real Estate LLC, owner/applicant – Request for field change/ minor modification of the approved landscape plan

Don Tarinelli gave an overview of the field change / minor modification of the approved landscape plan.

The Commission stated that this can be processed as a field change by staff.

**OTHER BUSINESS:**

*Recording time: 2:06:12*

1. Review of Meeting Minutes
  - a. April 15, 2026 Meeting Minutes  
**MOTION:** Commissioner Vogel **MOVED** to **APPROVE** the April 15, 2026 Meeting Minutes as amended.  
Commissioner Perry seconded it and it passed. 7-0-0  
**MINUTES APPROVED**

*Recording time: 2:18:43*

2. Potential Regulation Amendments
  - a. Review of Sections 470-202.N and 470-701 Native Plants and Landscaping  
Mr. Pade stated that the regulations were posted on the CT Planner’s Listserve and were also submitted to the CT ASLA contact for comment. Some comments were made that are being collected by the ZEO.

*Recording time: 2:07:24*

- b. Discussion of Signage Regulations  
**MOTION:** Commissioner Vogel **MOVED** to **SCHEDULE** a Public Hearing on July 15, 2026  
Commissioner Trionfini seconded and it passed 7-0-0.  
**PUBLIC HEARING SCHEDULED**

*Recording time: 2:20:48*

3. ZEO Report  
ZEO has been out and will be provided at next month’s meeting.

*Recording time: 2:20:53*

4. Plan of Conservation and Development Update

The next meeting is Tuesday, May 26, 2026 and will focus on the RFP for a professional consultant.

5. Staff Reports

*Recording time: 2:21:17*

- a. **File 392; 2239;** 101 Albany Turnpike – Birdcode – Statutory time to complete work  
Mr. Pade stated that staff had a preconstruction meeting with Birdcode. Their intent is to start work in July and be opened by November.

*Recording time: 2:22:36*

b. Affordable Housing

Mr. Pade stated that the work by the consultant is almost done. Mr. Pade said that CRCOG is working on a regional plan and he will keep the Commission posted on it.

*Recording time: 2:24:07*

c. SS4A Complete Streets and Vision Zero Action Plan

Mr. Pade stated that representatives of the Public Safety Subcommittee meet with staff and evaluated RFP responses. Interviews are being scheduled to take place tomorrow.

6. Other

*Recording time: 1:58:48*

a. 74 Main Street – Stage

Mr. Pade stated that the stage was approved by CHDC.

Don Tarinelli explained the stage to the Commission.

*Recording time: 2:24:42*

b. 21 Albany Turnpike – Mizu 21

Mr. Pade stated that the owner met with staff about closing in the porch area with operating windows on the west parking lot side.

Commissioner Vogel stated that it can be handled as a minor modification by staff.

*Recording time: 2:30:33*

**ADJOURNMENT:**

**MOTION:** Commissioner Perry **MOVED** to **ADJOURN** the meeting at 9:30 pm.

Commissioner Trionfini seconded and it passed. 7-0-0

**MEETING ADJOURNED**