

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING
7:00 P.M. TUESDAY, SEPTEMBER 5, 2006
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

AGENDA

- 1. Call to Order**
- 2. Roll Call**
- 3. Seating of Alternates**
- 4. Approval of Agenda**
- 5. Public Comments**
- 6. Development Compliance Officer Report**
- 7. Town Planner Report:**
 - a. New Public Hearings to be Scheduled: None.
 - b. Performance Bonds: None.
 - c. "Public Notice" Registry
 - d. Status of Plan of Conservation and Development
 - e. Draft Filling Regulations
- 8. Public Hearings and Possible Actions:**
 - a. Application #06-78: Public Hearing on the Possible Revocation of Special Permit #05-50: Excavation of Earth Products at 72 Berlin Road; Cobblestone Associates LLC, permittee. Continued from July 4, 2006.
 - b. Application #06-49: Amendment to Article 13.3 of the Cromwell Zoning Regulations ("Site Development Plan Approval Requirements"). Planning and Zoning Commission, applicant. Continued from August 1, 2006.

c. Application #06-50: Amendment to Section 300 of the Cromwell Subdivision Regulations pertaining to Existing Substandard Streets. Planning and Zoning Commission, applicant. Continued from August 1, 2006.

d. Application #06-60: Amendment to Section 300 of the Cromwell Subdivision Regulations pertaining to Drainage, Road Specifications, and related items. Planning and Zoning Commission, applicant.

e. Application #06-76: Special Permit (Rear Lot) at 158 Shunpike Road. Gary Bailey, owner/applicant.

9. Old Business: None.

10. New Business:

a. Application #06-81: Use Permit (Parking Festival) at 25 Shunpike Road. Adam and David Pianka, owner/applicant.

b. Application #06-85: Site Plan Approval (Parking Lot Expansion) at 123 West Street. St. Johns Housing Corporation, owner/applicant.

c. Application #06-86: Residential Subdivision ("Fairway View") at 30 Field Road. Millane Nurseries Inc., owner/applicant.

d. Application #06-87: Modification to Permit #06-52 for Outdoor Cafe ("Spin Bar and Lounge") at 136 Berlin Road. Lehigh Cromwell LLC, owner; Melanie Montagnon, applicant.

11. Communications:

a. Letter from Town Engineer Joseph Mazurek dated July 31, 2006 regarding sidewalks at the "Washington Estates" subdivision.

12. Commissioners' Comments

13. Approval of Minutes:

a. August 1, 2006

14. Adjourn

Individuals with disabilities who require accommodations, assistance, or communication aids to participate at this meeting are encouraged to make their needs and preferences known to Town Planner Craig Minor at 632-3422 or cminor@cromwellct.com or to the Town ADA Coordinator Allen Kaplan at 632-3446 or akaplan@cromwellct.com at least 72 hours prior to the scheduled event.