

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING
7:00 P.M. TUESDAY, AUGUST 1, 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:
 1. Application #06-76: Special Permit (Rear Lot) at 158 Shunpike Road. Gary Bailey, owner/applicant.
 - b. Performance Bonds:
 1. Sovereign Ridge
 2. Coles Brook Commerce Park
 - c. Draft amendment to Zoning Regulations Article 15.1 (Fill).
- 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.
 - b. Application #06-71: Zoning Amendment to Article 3.1.27 (Definition of "Golf Driving Range"). The First Tee of Connecticut Greater Hartford Jaycees Community Foundation, applicant.

c. Application #06-49: Amendment to Article 13.3 of the Cromwell Zoning Regulations ("Site Development Plan Approval Requirements"). Planning and Zoning Commission, applicant.

d. Application #06-50: Amendment to Section 300 of the Cromwell Subdivision Regulations ("Regulations"). Planning and Zoning Commission, applicant.

9. Old Business: None.

10. New Business:

a. Application #06-68: Site Plan Approval for commercial building at Lot 26/10/43 ("OFI Office Interiors") on Shunpike Road. Coles Brook Commerce Park, applicant; Delta Building Corporation, owner.

b. Application #06-77: Use Permit (Riverport Festival) at 100 Golf Club Road. Cromwell Riverport Festival Committee, applicant.

c. Application #06-79 Extension to Subdivision Map Filing Deadline for "Harpers Meadow" subdivision on Evergreen Road. William Freiheit, applicant.

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

e. Evaluation of zoning enforcement, legal representation, and involvement/procedures of administration.

11. Communications: none

12. Commissioners' Comments

13. Approval of Minutes:

a. May 16, 2006

b. June 20, 2006

c. July 6, 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.