

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING  
7:00 P.M. THURSDAY, JULY 6, 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 #06-71: Zoning Amendment to Article 3.1.27 (Definition of "Golf Driving Range"). The First Tee of Connecticut Greater Hartford Jaycees Community Foundation, applicant.
  - b. Performance Bonds:
    1. Harper's Meadow
    2. Coastland
    3. DQ Grill & Chill
  - c. FY 2007 Regional Transportation Plan Update
- 8. Public Hearings and Possible Actions:**
  - a. Proposed Settlement of Appeal from Denial of Application #06-04: Zone Change (A-25 to Business) at 27 Coles Road. Anthony Fonda, appellant.
  - b. Possible Revocation of Special Permit #05-50: Special Permit (Excavation and Filling of Earth Products) at 72 Berlin Road.

c. Application #06-63: Special Permit (Special Flood Hazard Area) for development at Hammerhead Place. Peking Enterprises LLC, applicant.

d. Application #06-60: Proposed Amendment to Subdivision Regulations regarding Road Specifications.

**9. Old Business:** None.

**10. New Business:**

a. Application #06-64: Site Plan Approval for commercial development at Hammerhead Place. Peking Enterprises LLC, applicant.

b. 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.

**11. Communications:** none

**12. Commissioners' Comments**

**13. Approval of Minutes:**

a. May 16, 2006

b. June 20, 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](mailto:cminor@cromwellct.com) or to the Town ADA Coordinator Allen Kaplan at 632-3446 or [akaplan@cromwellct.com](mailto:akaplan@cromwellct.com) at least 72 hours prior to the scheduled event.