

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING  
7:00 P.M. TUESDAY, JUNE 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: None
  - b. Performance Bonds:
    1. Harper's Meadow
    2. Newbury Lane
  - c. Proposed Amendment to Subdivision Regulations regarding Road Specifications
  - d. Proposed Amendment to Site Plan Approval and Subdivision Regulations regarding Off-site Improvements.
- 8. Public Hearings and Possible Actions:**
  - a. Application #06-42: Zoning Amendment regarding Required Signage for Pending Permit Applications. Planning and Zoning Commission, applicant.
  - b. Application #06-46: Special Permit (Rear Lot) for a 3.1 acre Industrial Lot on Commerce Drive. Coles Brook Commerce Park, owner/applicant.
- 9. Old Business:** None.

**10. New Business:**

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

b. Application #06-55: Site Plan Approval for Active Adult ("West Street Commons") on Old West Street. S&A Realty Inc, applicant.

c. Application #06-56: Revision to Approved Site Plan at Woodside Elementary School. Cromwell Board of Education, owner; AM Design Architects, agent for owner.

**11. Communications:** None

**12. Commissioners' Comments**

**13. Approval of Minutes:**

a. May 2, 2006

b. May 16, 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.