

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING  
7:00 P.M. TUESDAY, JANUARY 17, 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. Schedule Public Hearings:
    1. Application #06-02: Zoning Amendment to Allow Nursery School/Daycare in All Zones by Special Permit. Gary Dayharsh, applicant.
    2. Application #06-03: Zoning Amendment to Allow Wholesale Nurseries in the Planned Office Zone. Joseph Fischer, applicant.
    3. Application #06-04: Zone Change (A-25 to Business) at 27 Coles Road. Anthony Fonda, applicant; Carolyn Laban, owner.
    4. Application #06-05: Zone Change (A-15 to Active Adult) for a 200-unit Active Adult development on Main Street, Golf Club Road, and Field Road. Pulte Homes of CT LLC, applicant; Gardner Nurseries Inc., owner.
    5. Application #06-06: Special Permit (Master Concept Plan) for a 200-unit Active Adult development Main Street, Golf Club Road, and Field Road. Pulte Homes of CT LLC, applicant; Gardner Nurseries Inc., owner.
    6. Application #06-07: Zone Change (A-25 to Active Adult) for a 45-unit Active Adult development on Willow Brook Road. Francis D'Angelo, owner/applicant.

7. Application #06-08: Special Permit (Master Concept Plan) for a 45-unit Active Adult development Willow Brook Road. Francis D'Angelo, owner/applicant.

8. Application #06-09: Special Permit (Conservation Subdivision) for a 17-lot Conservation Subdivision on Willow Brook Road. Millane Nurseries Inc, owner; Larry Webster, applicant.

9. Application #06-14: Special Permit (Private School) for new administrative building on Missionary Road. The Children's Home of Cromwell, Inc, owner; JCJ Architects, applicant.

b. Performance Bonds:

1. Approve Proposed Restrictive Covenant for "Coastland" subdivision.
2. Approve Bond for Premier Development Excavation Permit on Berlin Road.
3. Approve Bond for "Cider Hill" subdivision.
4. Approve Request for Bond Release for "Summer Wind" subdivision.
5. Approve Request for Bond Release for "Monnes Farms" subdivision.
6. Approve Request for Bond Release for "Pasco Hill Road" subdivision.

**8. Public Hearings and Possible Actions:**

a. Application #05-80: Special Permit (Rear Lots) in proposed subdivision at 482 Main Street and Parkview Road. Premier Building and Development, owner/applicant. Continued from December 6, 2005.

b. Application #05-85: Resubdivision at 482 Main Street and Parkview Road. Premier Building and Development, owner/applicant. Continued from December 15, 2005.

c. Application #05-81: Residential subdivision ("Newbury Estates") on Woodside Street (PIN #00191300). JB Newbury LLC and Quantum of Woodside LLC, applicant; Gardner Nurseries Inc, owner. Continued from December 6, 2005.

d. Application #05-87: Zone Change (Planned Office to Active Adult) at Lot 37/47/11 on Old West Street . S&A Realty (Calcagni Associates), owner/ applicant.

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.

e. Application #05-105: Special Permit (Master Concept Plan) for an Active Adult development at Lot 37/47/11 on Old West Street (PIN #00373000). S&A Realty (Calcagni Associates), owner/applicant.

f. Application #05-97: Zoning Amendment (Moratorium on Zone Change Applications). Planning and Zoning Commission, applicant.

g. Application #05-98: Zoning Amendment (Moratorium on Conservation Subdivision Special Permit Applications). Planning and Zoning Commission, applicant.

h. Application #05-99: Subdivision Regulations Amendment (Moratorium on Applications for New Residential Subdivisions Greater than Five Acres). Planning and Zoning Commission, applicant.

**9. Old Business:** None.

**10. New Business:**

a. Application #05-95: Site Plan Approval (Office Building) at Parcel 22/17/5 on Shunpike Road (PIN# 00108800). William R. Coons, owner/applicant.

b. Application #06-10: Site Plan Approval (Office Building) at Parcel 1/2/17A on Sebeth Drive (PIN# 00264400). Delta Building Corporation, owner/applicant.

c. Application #06-12: Residential Subdivision at Parcel 46/18/12 on the west side of Woodside Street (PIN #00191200). JB Newbury LLC and Quantum of Woodside LLC, applicants; Gardner Nurseries Inc., owner.

d. Application #06-01: Site Plan Approval (Industrial Building) at Parcel 26/10/06 on Sebeth Drive (PIN# 00192900). Jennifer Vasel, owner/applicant.

**11. Communications**

**12. Approval of Minutes**

a. December 6, 2005

**13. Adjourn**

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