

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION**

**PUBLIC HEARING AND REGULAR MEETING
7:00 P.M. TUESDAY, FEBRUARY 21, 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 #06-09: Special Permit (Conservation Subdivision) for a 17-lot Conservation Subdivision on Willow Brook Road. Larry Webster, applicant; Millane Nurseries Inc, owner.
 - b. Performance Bonds: none
- 8. Public Hearings and Possible Actions:**
 - a. Application #06-02: Zoning Amendment to Allow Nursery School/Daycare in All Zones by Special Permit. Gary Dayharsh, applicant.
 - b. Application #06-05: Zone Change (A-25 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.
 - c. 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.

d. Application #06-13: Special Permit (Rear Lots) 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.

9. Old Business: None.

a. Application #06-21: Site Plan Approval at Lot #2 Country Squire Drive. Premier Building and Development, owner applicant.

b. Application #06-22: Site Plan Approval at Lot #3 Country Squire Drive. Premier Building and Development, owner applicant.

10. New Business:

a. Application #06-16: Request to Defer Construction of Required Parking Spaces at 45-51 Shunpike Road ("Xpect Discount"). The HB Nitkin Group, owner/applicant.

b. Application #06-20: Residential subdivision ("Newbury Estates") on Woodside Street (PIN #00191300). JB Newbury LLC and Quantum of Woodside LLC, applicant; Gardner Nurseries Inc, owner.

c. Application #06-29: Modification to Special Permit #05-50 (Excavation and Filling of Earth Products) at 72 Berlin Road. Premier Building and Development, Inc., applicant.

11. Communications

12. Approval of Minutes:

a. February 7, 2006

13. Executive Session:

a. To discuss pending litigation over "Newbury Estates" Subdivision.

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.