

**AGENDA
THE PLANNING AND
ZONING COMMISSION**



Chm. Richard Pelletier (15)
Sec'y Joyce Rossitter (15)
MEMBERS Jerney Clark (17)
Molly Salafia (15)
Stephen Devoto (17)
Robert Simpson (17)
Daniel Russo (15)
ALTERNATES Elizabeth Emery (15)
Gary Faraci (15)
Philip Pessina (17)
Ex-Officio Mayor Daniel T. Drew
Staff William Warner, Director
ZEO Bruce E. Driska, CZEO

REVISED

**December 11, 2013
COUNCIL CHAMBERS
MUNICIPAL BUILDING
7:00 P.M.**

THE MUNICIPAL BUILDING IS WHEELCHAIR ACCESSIBLE

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL TAKING**
- 3. ANNUAL ORGANIZATIONAL MEETING – Election of Officers: Chair
Vice-Chair
Secretary**
- 4. REVIEW OF BY-LAWS & CODE ETHICS**
- 5. ITEMS REMOVED FROM THE AGENDA AND WHY**
- 6. PUBLIC COMMENT ON ITEMS ON AGENDA WHICH ARE NOT CURRENTLY SCHEDULED FOR A PUBLIC HEARING**
- 7. ZEO CERTIFICATION THAT ALL HEARING SIGNS HAVE BEEN PROPERLY NOTICED**
- 8. PUBLIC HEARINGS (when scheduled)**
 1. Proposed two (2) lot resubdivision of the property of John & Lynda Herrmann located at 111 Crystal Lake Road. Applicant/agent John & Lynda Herrmann / Ralph Wilson, Esq. S2013-5
 2. Proposed fifteen (15) lot resubdivision to be located at Country Club and Massa Tom Roads. Applicant/ agent Domenico Fragomeni S2012-8
 3. Proposed Zoning Code Text Amendment to Section 61.01.58 Sale or Dispensation of any form of medical marijuana. A copy of the proposed text is on file in the Office of the Town Clerk. Applicant/agent Kathy M. Kalista Z2013-7
 4. Proposed four (4) lot subdivision to be located at the intersection at Congdon Street West and Ridgewood Road. Applicant/agent Ted Bysiewicz S2013-3
 5. Proposed thirteen (13) lot residential subdivision of the property of Guiheen Revocable Living Trust located on Mile Lane with activity in the 100 foot upland review area. Applicant/agent Tom Cocomo S2013-4
- 9. OLD BUSINESS**
 1. Proposed site plan changes to a previously approved twenty-two (22) lot resubdivision with a cluster development located on the west side of Higby Road across from the intersection with Sisk Street. Applicant/agent Sunwood Development Corp. S2008-7
- 10. NEW BUSINESS**
 1. Request for a map amendment to rezone 610 East Street from non-conforming in an R-15 zone to Neighborhood Rural Commercial Development Zone. Applicant/agent McCoid Family Living Trust Z2013-11 **TO BE SCHEDULED FOR A PUBLIC HEARING**

11. PUBLIC COMMENT ON TOPICS WHICH ARE NOT OR HAVE NOT BEEN THE SUBJECT OF A PUBLIC HEARING

12. MINUTES, TRANSCRIPTS, STAFF REPORTS AND COMMISSION AFFAIRS

- 10.1 Minutes of 10/23/13 and 11/13/13 Regular Meeting
- 10.2 ZEO Report
- 10.3 Other Commission Affairs – River Cog Report

13. ADJOURNMENT

ALTERNATES: E. Emery, G. Faraci, P. Pessina

If you require special accommodations for any meeting, please call the ADA Coordinator at (860) 344-3491 (voice), or (860) 344-3521 (TDD/TTY), or the Town Clerk’s Office at (860) 344-3459 at least ten (10) days prior to the scheduled meeting.

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