

AGENDA

PLANNING & ZONING COMMISSION TOLLAND, CONNECTICUT

Monday, September 12, 2011 at 7:30 p.m.
6th Level – Council Chambers

1. Call to Order

2. Public Comment

Any Tolland resident wishing to ask a question, make a comment or put forward a suggestion may speak at this time. No business will be conducted for anyone until their issue appears on an agenda. Comments or questions concerning Public Hearing items will be accepted only during the Public Hearing.

3. Public Hearing(s) - NONE

4. Action on Public Hearing(s) - NONE

5. Other Agenda Items

5.1 Zoning Regulation Revisions – Discuss allowing hens on small lots.

5.2 Technology Zone – discuss components of a Technology Zone along Route 195, currently in the Neighborhood Commercial Zone.

5.3 Road & Access Easement Acceptance – Discuss recommending acceptance of an extension of Industrial Park Road East and an access easement.

5.4 Fieldstone Commons – Discuss approval process to allow outdoor seating at an existing restaurant.

5.5 Zoning Regulations – Discussion about the Gateway Design District.

5.6 P&Z App. #714 – Loureiro Engineering, Inc. (Carriage Crossing, LLC) – Resubdivision request to create one new building lot. Location: Ladd Road. Commission to set Public Hearing date. (for October 24, 2011)

6. **Approval of Minutes** – Approve minutes of August 22, 2011 Regular Meeting.

7. **Activities & Updates**

7.1 Update on Page Property – Gehring & Cedar Swamp Roads

8. **Town Staff Comments**

8.1 Sign Enforcement

8.2 Wetlands Commission activities in the Tankerhoosen River Watershed.

9. **Announcements – Upcoming Meetings**

- September 17, 2011 – Celebrate Tolland, Tolland High School – 10:00 a.m. – 3:00 p.m.
- September 25, 2011 at 1:00 p.m. – Conservation Commission Site Walk of Crystal Peat & Humus property – Cook Road.
- September 26, 2011 – 7:30p.m. – 8:00 p.m. – Discussion with the Water Pollution Control Authority
- October 16, 2011 at 1:00 p.m. – King Riverside Conservation Area
- October 23, 2011 at 1:00 p.m. – Palmer Kendall Mountain Conservation Area Grand Opening

10. **Reading of Correspondence**

11. **Communications and Petitions from Commission Members**

12. **Public Participation**

13. **Adjournment**

NOTE: ALL PUBLIC BUSINESS WILL BE CONDUCTED BY 11:00PM UNLESS WAIVED BY A VOTE OF THE COMMISSION.

The Planning & Zoning Commission Public Hearing and Business Meeting will be held in the

Hicks Memorial Municipal Center

6th Level Council Chambers located at 21 Tolland Green, Tolland, CT

commencing at 7:30 p.m.

Any party needing an accommodation please contact the Development Group at 871-3601.

The Town of Tolland is an Equal Opportunity Employer