

AGENDA

PLANNING & ZONING COMMISSION TOLLAND, CONNECTICUT

Monday, September 26, 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.

7:30 – 8:00 – Discussion with Water Pollution Control Authority

Public Hearing – 8:00p.m.

3. Public Hearing(s)

- 3.1 P&Z App. #813 – Estate of Helen Wanat – Robert Krajewski, Executor – Two (2) lot resubdivision request to create one new building lot and open space area. Location: northerly side of Kozley Road at Sugar Hill Road.
- 3.2 P&Z App. #814 – Arthur & Judy Gottier – Request for a Zone Change for 2.35 acres to Residential Design District (RDD) from Neighborhood Commercial Zone (NCZ). Location: rear of Rt. 195 and Anthony Road.

4. Action on Public Hearing(s)

- 4.1 P&Z App. #813 – Estate of Helen Wanat – Robert Krajewski, Executor – Two (2) lot resubdivision request to create one new building lot and open space area. Location: northerly side of Kozley Road at Sugar Hill Road. Commission to take action on September 26, 2011 Public Hearing item.
- 4.2 P&Z App. #814 – Arthur & Judy Gottier – Request for a Zone Change for 2.35 acres to Residential Design District (RDD) from Neighborhood Commercial Zone (NCZ). Location: rear of Rt. 195 and Anthony Road. Commission to take action on September 26, 2011 Public Hearing item.

5. Other Agenda Items

- 5.1 P&Z App. #815 – Richard W. Lee – Request for Zoning Regulation revisions to Article VIII to allow Multi-family Development in the Neighborhood Commercial Zones. Commission to set Public Hearing date (November 14, 2011).

- 5.2 **Proposed Revisions to Zoning & Subdivision Regulations** – revisions to bond regulations to reflect Public Act 11-79.
- 5.3 **Technology Zone** – Discuss changes to proposed regulations at Public Meeting, October 17, 2011.
- 5.4 Drive-through Regulations and Traffic issues.
6. **Approval of Minutes** – Approve minutes of September 12, 2011 Regular Meeting.
7. **Activities & Updates**
 - 7.1 Update on Page Property – Gehring & Cedar Swamp Roads
8. **Town Staff Comments**
 - 8.1 Star Hill
9. **Announcements – Upcoming Meetings**
 - October 16, 2011 at 1:00 p.m. – King Riverside Conservation Area
 - October 17, 2011 at 7:30 p.m. – Workshop to discuss components of a Technology Zone along Rt. 195, currently in the Neighborhood Commercial Zone with Town Council, Economic Development Commission, property owners and others.
 - 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**
 - 11.1 **CRCOG Report** – Sue Errickson
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