Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, September 6, 2022
7:30 PM – Main Meeting Room
S.B. Church Memorial Town Hall

I. Call to Order
II. Pledge of Allegiance
III. Roll Call
IV. Seating of Alternates
V. Public Hearings:

A. Recessed Public Hearings:

The following Public Hearing recessed to Tuesday, September 6, 2022:

1. **Z-22-108 [IND] – 79 Prokop Road** – Owner: Connecticut Rock Development, LLC 166 Little Fox Lane, Southbury, CT – Applicant: Defeo Materials, LLC c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT. (Special Exception – Article 14, Section 14.2) (Site Plan – Construct a 5,000 sq. ft. building)

   a. Letter dated 8/4/2022 from Jim Galligan, P&Z Engineer (read on 8/16/22)

The following Public Hearing recessed to Tuesday, September 20, 2022:

2. **Z-22-096 – Proposed Zoning Regulation Text Amendment** – Applicant: Sit Stay Play Train, LLC c/o Attorney Benjamin Proto, 2885 Main Street, Stratford, CT 06614 (Proposed Amendments to the Zoning Regulations – Amend Article 9, Section 9.3 – Amend Article 2 – and Amend Article 10)

B. New Public Hearings scheduled for Tuesday, September 6, 2022:

1. **Z-22-123 [IND] 178 Christian Street** – Owner & Applicant: Cab Properties, LLC - Applicant: Steven Buonauto, 178 Christian Street, Oxford, CT (Special Exception for an Auto Dealership in the Industrial Zone)
a. ZBA Approval dated 7/20/22  
b. Letter dated 6/14/22 from Thomas W. Calkins.  
c. Letter dated 8/16/22 from Mike Herde, IW Enforcement Officer  
d. Letter dated 9/1/22 from Scott Pelletier, Fire Marshall  

C. Future Public Hearings – None  

VI. Regular Meeting Business  

A. Amendments to the Agenda  

B. Audience of Citizens – (Items not listed on the Agenda)  

C. Correspondence  

D. Old Business – Matters on which a Public Hearing was held  

E. Old Business – Other Matters  

F. New Business – Schedule a Public Hearing  

G. New Business – Other  

   1432 Old Waterbury Road, Suite 9, Southington, CT – Applicant: Amanda Pakul, 50  
   Hinkle Road, Washington, CT (Use Permit) (Sign Permit)  

H. Zoning Enforcement  

I. Minutes  

1. 8/16/2021 Regular Meeting Minutes  

J. Invoices  

1. OmniPrint Invoice # 722-246  

K. Other Business  

a. Farm Events Ad-hoc committee update (if available).  
b. Any other items the Commission deems necessary for discussion.  

L. Adjournment  

Respectfully submitted,  

Jessica Pennell, Coordinator  
Planning & Zoning Commission