Planning & Zoning Commission
Regular Meeting Agenda
Tuesday, September 20, 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 Hearings recessed to Tuesday, September 20, 2022:

      1. **Z-22-096 – Proposed Zoning Regulation Text Amendment** – Applicant: Sit Stay Play
         Train, LLC c/o Attorney Benjamin Proto, 2885 Main Street, Stratford, CT
         *(Proposed Amendments to the Zoning Regulations – Amend Article 9, Section 9.3 –
         Amend Article 2 – and Amend Article 10)*
         
            **Owner:** Connecticut Rock Development, LLC 166, Little Fox Lane, Southbury, CT – **Applicant:** Deleo
            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)*

   B. New Public Hearings - None

   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


   *Public Hearing closed on 9/6/22; the Commission has 65 days to act on this application.*

E. Old Business – Other Matters

F. New Business – Schedule a Public Hearing

    **Tentative Public Hearing Date:** October 19, 2022.

1. **Z-22-131 [RESA] – 266 Maple Tree Hill Road – Map: 5 Block: 43 Lot: 1 A – Owner & Applicant: Tom Lorryng, 266 Maple Tree Hill Road, Oxford (Special Exception – Construct a 4,752 sq. ft Barn) (Special Exception – Boarding of Horses) (Special Exception – Construct a 17,136 sq. ft Indoor Riding Rink)

G. New Business – Other


2. **Z-22-129 [RESA] – 228 Quaker Farms Road – Map: 22 Block: 69 Lot: 34 – Owner & Applicant: Rhode Island Lights, Inc. c/o Attorney Dominick Thomas, 315 Main Street, Derby, CT (4-Lot Subdivision)

H. Zoning Enforcement

I. Minutes

   1. 9/6/2022 Regular Meeting Minutes

J. Invoices

   1. Amazon Business Invoice # 1FXK-1L33-PJCD

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