

## MEMORANDUM

TO: Town Clerk  
Park and Recreation Department

FROM: Jeremy B. Ginsberg

DATE: November 25, 2009

SUBJECT: Special Meeting

The Planning and Zoning Commission will hold a special meeting on Tuesday, December 1, 2009 at 8:00 P.M. in Room 119 of Town Hall. That agenda is attached.

### **PLANNING AND ZONING COMMISSION SPECIAL MEETING AGENDA**

Tuesday, December 1, 2009	8:00 P.M.	<b>Room 119</b> Town Hall
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#### GENERAL MEETING

**Amendment of Business Site Plan #265, Baywater 17 OKHS, LLC, 17 Old King's Highway South.**

Proposal to raze the existing office building, and construct a new two story building, reconfigure parking lot; and perform related site development activities. The subject property is located on the east side of Old King's Highway South, directly across from its intersection with Center Street, and is shown on Assessor's Map #38 as Lots #12 & #13 in the OB Zone.

**Amendment of Business Site Plan #240, Ruth Clark, 95 Noroton Avenue, NB & R-1/5 Zones.**

Request to have retail sales of baked goods in a portion of the first floor of the existing building in a space now occupied by a drop-off dry cleaner.

*Discussion, deliberation and possible decision on the following application:*

**Special Permit Application #258, Cava Wine Bar & Restaurant, LLC, d/b/a Cuvee, 1077 Boston Post Road.** Proposing to establish a new restaurant in a portion of the first floor space formerly occupied by Ann Taylor Loft. *HEARING CLOSED: 11/17/2009. DECISION DEADLINE: 1/21/2010.*

*Discussion and deliberations only on the following three applications:*

**Proposed Amendment to Zoning Regulations #5-2009, Affordable Housing Application under CGS 8-30g, Special Permit Application #256, Garden Homes, 397 Post Road apartments, 397 Boston Post Road.** Proposing to modify the zoning regulations to allow conversion of certain buildings within the DB-2 zone as a Special Permit use; and application for a Special Permit to convert an existing office building at 397 Boston Post Road to 35 multi-family rental units; and perform related site development activities. *NOTE: THIS HEARING WAS CLOSED ON 11/24/2009. DECISION DEADLINE: 1/28/2010.*

**Land Filling & Regrading Application #231, VR Associates, LLC, 305-309 Middlesex Road.**  
Proposing to raze the existing structures and construct a new single-family residence with associated filling, regrading, stormwater management and wetlands mitigation and perform related site development activities. *NOTE: THIS HEARING WAS CLOSED ON 11/24/2009. DECISION DEADLINE: 1/28/2010.*

**Coastal Site Plan Review #245, Flood Damage Prevention Application #278, Baywatch Partners, LLC, 4 Plymouth Road.** Proposing to raze the existing residence and construct a new single-family residence and perform related site development activities within regulated areas.  
*NOTE: THIS HEARING WAS CLOSED ON 11/24/2009. DECISION DEADLINE: 1/28/2010.*

**Land Filling & Regrading Application #200, Jeff Scofield, 65 Goodwives River Road.**  
Request for extension of time to commence project.

**Special Permit Application #255/Site Plan Application #270, Land Filling & Regrading Application #227, 333 West Avenue Associates, LLC, 329-333-339 West Avenue.** Request for additional extension of time until January 29, 2010 to complete and submit certain documents and information required by Adopted Resolution.

**Approval of Minutes**

October 27, 2009      Public Hearing/General Meeting  
November 10, 2009    General Meeting  
November 17, 2009    Special Meeting

*No other business can be added to a Special Meeting agenda.*

**ADJOURN.**