

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, October 27, 2009

8:00 P.M.

**Room 206  
Town Hall**

---

**PUBLIC HEARING**

**Continuation of Public Hearing regarding 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. The subject property is located on the northeast side of Boston Post Road approximately 475 feet southwest of its intersection with Birch Road, and is shown on Assessor's Map #14 as Lot #47, in the DB-2 Zone. *NOTE: THIS HEARING WAS ORIGINALLY OPENED ON SEPTEMBER 22, AND WAS CONTINUED TO OCTOBER 13. DEADLINE TO CLOSE HEARING IS OCTOBER 27, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

**Business Site Plan #170-A/Special Permit, Planet Pizza, 878-882 Boston Post Road.** Proposing to establish a pizza restaurant in the first floor space formerly occupied by Curves. The subject property is located on the east side of Boston Post Road at the northeast corner formed by the intersection of Mechanic Street and Boston Post Road and is shown on Assessor's Map #71 as Lot #8, in the CBD Zone.

**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. The subject properties are on the northwest side of Boston Post Road, approximately 550 feet northeast of its intersection with Leroy Avenue, and are shown on Assessor's Map #73 Lots #7 and #42 with shared parking on Lots #40 and #41, in the CBD & PR (portion of shared parking lot) Zones.

**Special Permit Application #257, Land Filling & Regrading Application #232, John & Lisa McDermott, 19 Horseshoe Road.** Proposing to remove existing basketball court, construct a new multi-purpose seasonal sports court with associated accessory structure and perform related site development activities. The subject property is located on the south side of Horseshoe Road approximately 1,200 feet northwest of its intersection with Inwood Road and is shown on Assessor's Map #3 as Lot #21, in the R-2 Zone.

**Coastal Site Plan Review #244, Flood Damage Prevention Application #276, Michelle Canning, 112 Five Mile River Road.** Proposing to remove existing pier and ramp and construct a new pier, ramp and stairs and perform related site development activities within regulated areas. The subject property is located on the east side of Five Mile River Road directly across from its intersection with Davis Lane, and is shown on Assessor's Map #67 as Lot #1 in the R-1/2 Zone.

**GENERAL MEETING**

**Flood Damage Prevention Application #194-A, Sara Ann Bassler, 13 Seagate Road.**  
Proposal to replace existing deck with a new deck and stairs.

**Approval of Minutes**

October 16, 2009 Special Meeting

**Any Other Business (requires two-thirds vote of Commission)**

**ADJOURN.**