

**PLANNING AND ZONING COMMISSION  
AGENDA**

Tuesday, November 24, 2009

8:00 P.M.

**Room 206  
Town Hall**

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**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. *HEARING WAS ORIGINALLY OPENED ON SEPTEMBER 22, AND WAS CONTINUED TO OCTOBER 13 AND OCTOBER 27 AND NOVEMBER 24. DEADLINE TO CLOSE HEARING IS NOVEMBER 24, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

**Continuation of Public Hearing regarding 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. The subject property is located on the north side of Middlesex Road, directly across from the intersection of Middlesex Road and Old Parish Road, and is shown on Assessor's Map #9 as Lots #71 & #72 in the R-1 Zone. *PUBLIC HEARING OPENED ON OCTOBER 6, 2009. DEADLINE TO CLOSE HEARING IS NOVEMBER 24, UNLESS EXTENSION IS GRANTED BY APPLICANT.*

**Business Site Plan #205-D/Special Permit, 205 Post Road Development Partners, LLC, 205 Boston Post Road.** Proposing to modify the existing building and parking area and to establish a new drive-through only restaurant and perform related site development activities. The subject property is located on the north side of Boston Post Road at its northwest intersection with Richmond Drive and is shown on Assessor's Map #13 as Lot #6, in the SB-E Zone.

**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. The subject property is located on the west side of Plymouth Road approximately 150 feet north of its southernmost intersection with Baywater Drive and is shown on Assessor's Map #55 as Lot #64, in the R-NBD Zone.

**ADJOURN.**