

**ACTION NOTICE
SPECIAL MEETING
MARCH 18, 2025
TOWN PLANNING AND ZONING COMMISSION
HYBRID MEETING**

Site Plan

Site Plan – 300 Lamberton Road, Parking lot and loading dock modifications, I Zone, 4 acres, Alford Associates, Inc.

- i. Request for waiver of zoning regulations Section 3.3.3E, Feeder Drives, requiring feeder drives that are longer than 45 feet to provide continuous directional circulation.

Motion: Commissioner Levine moved approval for the waiver concerning 300 Lamberton Road, Section 3.3.3E, Feeder drives.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Motion: Commissioner Levine moved approval of the site plan for 300 Lamberton Road, pending resolution of the outstanding issues with the town staff.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Public Hearings

Special Use – 27 Sinclair Street, Section 4.5.7B, Group Homes, R8 Zone, .25 acres, Myers
The applicant requested to postpone to April 8, 2025 meeting.

Special Use Re-approval – 130 Deerfield Road, Section 15.1.9, Family Center, A Zone, 3.70 acres, Carmon

Motion: Commissioner Levine moved approval of the special use re-approval for 130 Deerfield Road with no time limit.

Commissioner Jaggon seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Text Amendment – Sections 13.2.10A(2)(b) & 13.2.10C(2), Highway Transitional Design Development, Goman +York Property Advisors

Motion: Commissioner Levine moved approval of the text amendment pertaining to Sections 13.2.10A(2)(b) & 13.2.10C(2), Highway Transitional Design Development, as was described by staff.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Re-Approvals/Revisions/Extensions

3.9 SP Revision – 1075 Kennedy Road, Drive Up Stalls, PUD Zone, 21.87 acres, Kimley-Horn and Associates

3.9 SP Revision – 100 Helmsford Way, EV charging stations, I Zone, 24.02 acres, Madonia

3.9 SP Revision – 1701 Poquonock Avenue, Welch Park rehabilitation and courts, NZ Zone, 9.61 acres, TOW

3.9 Revision to an Approved Subdivision – 28 Cook Hill Road, Add groundwater removal system, O’Neill

Minutes

February 11, 2025:

Motion: Commissioner Levine moved to approve the draft minutes of February 11, 2025 as presented.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes

Application Acceptance

Special Use – 55 Palisado Avenue, Section 5.2.6D(1)(c), Limited-Service Restaurants, B2 Zone, 1.19 acres, Brault

Design Development Concept Plan – 1 and 10 Targeting Centre & 465 Bloomfield Avenue, Mixed-use development, RC & B2 Zone, 11.81 acres, Alford Associates, Inc.

Special Use – 159 Broad Street, Section 5.2.6J, Conversion of existing buildings to residential units, B2 Zone, .36 acres, Bowin

Adjournment

Motion: Commissioner Levine moved to adjourn the meeting at 8:11 p.m.

Commissioner Jepsen seconded the motion and it passed 5-0-0.

Vote: Mips, yes; Levine, yes; DeCarlo, yes; Jaggon, yes and Jepsen, yes