



## COMMISSIONERS

Walter Parsell--Chairman  
John Tehan--Vice Chairman  
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Douglas Roberts  
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Joseph Hall

## Town of Willington Planning and Zoning Commission

### Special Meeting Agenda

September 13, 2022 – 7:30 PM

**Note: This hybrid meeting will be held at Willington Town Hall and via Zoom.**

To access meeting materials,  
[please click here.](#)

If you have concerns about your ability to attend this meeting, please contact the Land Use Office at 860-487-3123 or email [mdamato@willingtonct.gov](mailto:mdamato@willingtonct.gov)

### Meeting Procedures:

#### Applications for Receipt

These applications are to be formally received only. No discussion or decisions will occur.

#### Public Hearing:

Public Hearings are an opportunity for the public to participate during the review of an application. Following a presentation by the applicant, the public will have an opportunity to provide comments relevant to the application. Once the Hearing is closed, neither the applicant nor the public can comment. The Commission does not make decisions at this point of the meeting

#### New Business:

These items may be associated with a public hearing item or may be applications that do not include a public hearing.

#### Unfinished Business:

These items are non-public comment items which have been continued from a previous meeting.

#### Public Participation:

The Commission will hear brief comments from anyone wishing to speak, but cannot respond. No decisions may be made by the Commission and the public cannot speak on items on the agenda or other pending applications.

#### A. Call to Order

#### B. Roll Call/ Seating of Alternates

#### C. Applications for Receipt

#### D. Public Hearing

- a. **PZ-22-15:** Special Permit Application for Alcohol Sales: 12 Tolland Turnpike (Flat Pennies Kitchen). Applicant: Laura Pineo. Owner: Willington Station LLC.

**Close Hearing or Obtain Applicant Extension 10/17/22**

- b. **PZ-22-11:** Special Permit Application for Expansion of Home Occupation to add propane delivery at 163 Ruby Rd. Applicant/Owner: David Lytwyn.

**Close Hearing or Obtain Applicant Extension 10/17/22**

- c. **PZ-22-13:** Text Amendment Application pertaining to modifications to the Strategic Development Zone (Section 12.15). Applicant: James Marshall

**Close Hearing or Obtain Applicant Extension by 10/17/22**

- d. **PZ-22-14:** Text Amendment Application, pertaining to the prohibition of Cannabis Establishments (Section 13). Applicant: Willington Planning & Zoning Commission

**Close Hearing or Obtain Applicant Extension 10/17/22**

#### E. New Business

- a. **PZ-22-10:** *(Decision possible but not required)*  
b. **PZ-22-11** *(Decision possible but not required)*  
c. **PZ-22-13** *(Decision possible but not required)*  
d. **PZ-22-14** *(Decision possible but not required)*  
e. 264 Ruby Rd Informal Discussion

#### F. Unfinished Business

- a. **Affordable Housing Plan:** Update

#### G. Approval of Minutes

#### H. Public Participation *(for items not listed on the agenda):*

#### I. Correspondence

#### J. Staff Report/Discussion

#### K. Adjournment

### **Please Note:**

There will be no discussion, deliberation, public comments received or heard or, decisions made related to PZ-22-10, which has been continued to 9/20/22 at 7:30pm

### **Join Zoom Meeting**

<https://us06web.zoom.us/j/86484628734>

Meeting ID: 864 8462 8734

Dial by your location

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Find your local number:

<https://us06web.zoom.us/j/86484628734>