

**Zoning Commission Meeting**  
**A G E N D A**  
**7:00 PM Thursday, May 28, 2015**  
**Room 133**

1) Convene Meeting

- A) Review Minutes of Previous Meetings:  
[4/9/15](#), [5/14/15](#)

2) Land Use Enforcement

- A) Enforcement Officer's Report:

3) Review Correspondence:

- A) Minutes of other Boards and Commissions:

- Inland Wetlands Commission: [5/11/15](#)
- Zoning Board of Appeals: [5/4/15](#)
- Planning Commission: [5/7/15](#)

- B) Legal Briefings for Building Inspectors:

- April 2015 issue

4) Continued Public Hearing:

- A) Proposed Regulation Change #201500050: Section 242-202 and Section 242-501 - Brewery and Brewpub / Restaurants

- B) 533 Federal Rd #201500201: Design Review including Natural Resource Removal of 1,600 cu. for the construction of a 2,476 sq. ft. Medical Building and associated parking ( ph close date 6/17/15 - 65 extension days remaining)

1. Map Cover Sheet titled "Proposed Medical Office" prepared by CCA, LLC dated 1/8/15 revised 4/28/15

- "Site Plan" dated 12/03/14 revised thru 4/28/15 - sheet S1
- "Landscape Plan" dated 12/03/14 revised thru 4/14/15 - sheet L1
- "General Legend, Notes And Abbreviations" dated 12/03/14 revised 3/30/15 - sheet N1
- "Notes & Details" dated 12/03/14 - sheet N2
- "Notes & Details" dated 6/4/07 revised thru 4/28/15 - sheet N3
- "Sedimentation and Erosion Control Plan" dated 12/7/05 - sheet N4

2. Response memo from Water Source dated 5/20/15

5) Old Business:

- A) Medical Marijuana Moratorium - extended until 6/15/15

- B) Proposed Zone Change #201500322: 874 Federal Rd to go from Town Center District to Incentive Housing District Overlay Perimeter Sub-Zone (public hearing scheduled for 6/11/15)

- Response memo from Planning Commission dated 5/22/15 Re: 874 Federal Rd #201500322 - Proposed Zone Change

- C) 17 Long Meadow Hill Rd #201500342: Solar Array

- D) 476 Candlewood Lake Rd (Brookfield Bay Marina) #201500367: Site Plan Modification for repair of a shed roof and fixing of water issues (dec date 7/17/15)

1. Response memo from Water Source dated 5/20/15

**6) New Business:**

A) **1055 Federal Rd #200501081: Request for 4-year permit extension:**

1. Extension request form

B) **250 Whisconier Rd #201400635: Request for bond release of \$2,625 leaving \$1,875 remaining.**

1. Bond release form

C) **460 Candlewood Lake Rd #201500431: Site Plan Modification for a hskealf batball urt (25' x 44') tcoo replace old full sized court (dec date 7/31/15)**

1. "Layout & Materials Plan" showing location of court

D) **3 Newman Place #201400856: Request for bond release / reduction:**

1. Request form

**7) Tabled Items:**

A) **131 Tower Rd #201400996 (DiGrazia Vineyards): Use for the Vineyards**

- Letter from Attorney Beecher to A. Dew, ZEO dated 5/22/15 Re: DiGrazia Vineyard - Tower Road

**8) Informal Discussion:**

A) **499 Federal Rd: U-Haul truck rental business - requested by Paul Burrachio and Waldo Parades**

**9) Comments of Commissioners:**

**10) Adjourn:**

**\*\*Next Regular Meeting Scheduled for June 11, 2015\*\***