

**MEETING ON-LINE ONLY: INTERNET & / OR TELEPHONE NEEDED FOR PARTICIPATION; DIRECTIONS & CODES AT END OF AGENDA**

TOWN OF PLYMOUTH LAND USE DEPARTMENT  
80 Main Street  
Terryville, Connecticut 06786  
Telephone: 860-585-4043 / Email: [landusestaff@plymouthct.us](mailto:landusestaff@plymouthct.us)  
<http://www.plymouthct.us>

2021 APR 21 PM 3:27

*Erica Calbiya*  
TOWN CLERK

**AGENDA FOR APRIL 22, 2021**  
**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION**  
**START TIME: 7:30 PM**

**START OF MEETING PROTOCOL:**

- i. CALL TO ORDER.
- ii. ATTENDANCE.

**PUBLIC HEARING:**

1. Continued from April 8, 2021: Highridge Estates - Subdivision of 8.15 Acre Property into Two Lots at 1 Hancock Court / Assessor Parcel Number 104-110-007; Application of Marco DeMarco; Surveyor / Engineer: Robert Green Associates.
2. Application of Bradley Arsenault for Special Permit / Site Plan to construct Accessory Structure at 343 Washington Rd. / Assessor Parcel Number 048-073-001-9 per Section 4.A.3.iii. of Zoning Regulations.
3. Application of Brian McDonald, TMC Residential LLC for Special Permit / Site Plan to convert 3 Unit Multi-Family Dwelling to 4 Unit at 329 Main St. / Assessor Parcel Number 039-070-056 per Section 6.O.1., Conversion of Historic Buildings, of Zoning Regulations; engineer: Hall Surveyors; architect: Gary Nurnberger, Architect LLC..

**REGULAR MEETING - NEW BUSINESS, DELIBERATION & DECISIONS, OTHER BUSINESS, ANNOUNCEMENTS, COMMISSION DISCUSSION & STAFF DISCUSSION:**

4. Review, Deliberate and then Motion & Vote to Approve, Amend or Reject the Minutes of April 8, 2021 Regular Meeting.
5. Deliberation & Decision: Highridge Estates - Subdivision of 8.15 Acre Property into Two Lots at 1 Hancock Court / Assessor Parcel Number 104-110-007; Application of Marco DeMarco.
6. Set Public Hearing Date: Re-Subdivision of 185 North Harwinton Avenue / Assessor Parcel Number 019-016-007-11 - proposed date: May 13, 2021. property owner: Scott Volpe, Connecticut Residential, Inc.; Jesse Judson, L.S., Horbal & Judson, Land Survey & Associates

7. Sign Application: Multiple locations for Gulf Station at 120 Main Street / Assessor Parcel Number 041-029-023; applicant: Al Whiting, Ready Imaging, Inc.; property owner: Leemilits Petroleum Inc.; other party: Shashani Inc..
8. Deliberation & Decision: Application of Bradley Arsenault for Special Permit / Site Plan to construct Accessory Structure at 343 Washington Rd. / Assessor Parcel Number 048-073-001-9 per Section 4.A.3.iii. of Zoning Regulations.
9. Deliberation & Decision: Application of Brian McDonald, TMC Residential LLC for Special Permit / Site Plan to convert 3 Unit Multi-Family Dwelling to 4 Unit at 329 Main St. / Assessor Parcel Number 039-070-056 per Section 6.O.1., Conversion of Historic Buildings, of Zoning Regulations.
10. Other Commission & Staff Discussion, and other items as may properly come before the Planning & Zoning Commission.

### **ADJOURNMENT.**

Carl Johnson, Chairman, Planning & Zoning Commission

### **ZOOM INVITATION & INSTRUCTIONS**

Carl Johnson is inviting you to a scheduled Zoom meeting.  
Topic: Plymouth P&Z Commission 22April2021 Zoom Meeting  
Time: Apr 22, 2021 07:30 PM Eastern Time (US and Canada)

**Join Zoom Meeting**  
**<https://zoom.us/j/98249493218>**  
**Meeting ID: 982 4949 3218**  
**Passcode: 556409**

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**Passcode: 556409**

Find your local number: <https://zoom.us/u/ace6UZRJaz>  
The above address can also be reached by going to [www.plymouthct.us](http://www.plymouthct.us), then look for Planning & Zoning Commission Virtual Meeting and then click on details.

*Erin Colville*  
TOWN CLERK

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PLYMOUTH, CT  
TOWN CLERK'S OFFICE  
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