

Canterbury Planning & Zoning Commission
Thursday, October 14, 2021- 7:00 p.m.
Canterbury Municipal Building, 1 Municipal Drive/Zoom

MINUTES

- I. Call to Order
M. Flynn called the meeting to order at 7:00 p.m.
- II. Roll Call
Members present: M. Flynn, Z. Maderia, C. Kent, D. Wolford, B. Sear (zoom), R. Hegan (zoom)
Members absent: I. Barron
Alternates present: B. Farland
Alternates absent: V. Thumser
Others present: M. Gil, S. Farland
- III. Minutes- September 15, 2021
Z. Maderia made a motion to approve the minutes. D. Wolford seconded the motion and it passed unanimously.
- IV. Public Participation- None
- V. Public Hearing
B. Farland stepped down from the Commission.
 - A. PZ#21-12-SE, Sharon Farland, Special Exception, Dog Kennel/Boarding, 641 Westminster Road, Map 5, Lot 1F
M. Flynn stated that the abutters had been notified of the hearing. M. Gil stated that she did not have any inquiries or comments from any abutters. She stated that the Town of Scotland had been notified as the property was within 500' of the town. S. Farland was present at the hearing.

S. Farland presented her application for "Little River Canine Camp, LLC". The hours would be 7:30 am-6:00 pm. S. stated she would have 8 kennel runs and would have no more than 12 dogs at a time. There would be a fenced in play area. S. Farland stated she would be the only employee. The property was a 19-acre rear lot.

M. Flynn opened the public hearing to members of the public. There was no one in attendance to speak on the application. Z. Maderia made a motion to close the public hearing. C. Kent seconded the motion and it passed unanimously.
 - B. *Farland rejoined the Commission.*

VI. New Business

- A. CGS 8-24, Transfer of 7.974 acres of land to town of Canterbury from Strategic Commercial Realty, Inc., Map 67, Lot 13, Wauregan Road
C. Kent made a motion to send a positive recommendation to the Board of Selectman for the transfer of land from Strategic Commercial Realty, Inc. to the town for the recreational fields. Z. Maderia seconded the motion and it passed unanimously.

VII. Old Business

- A. PZ #21-9-PR, SRA Real Estate, LLC, permit renewal, Camp Road, Map 60, Lot 48 Boundaries, LLC reviewed the plans on behalf of the town of Canterbury. The letter dated October 11, 2021, was submitted as part of the file. B. Sear made a motion to approve PZ #21-19-PR with the recommendations listed as follows: 1. Per Section 18.9.3 of the Canterbury Zoning Regulations, we recommend adding the original approved contours to the renewal plan for the Commission's reference and comparison of the current progress of the excavation against the approved excavation plan. 2. Based on the approved excavation plan dated October 2017, the renewal application includes a portion of the Phase 1 and adjacent Phase 3 areas. We recommend adding the phase limit lines and adjusting the scale of the plan set to show the entirety of the approved excavation area, even in areas where no work is currently occurring, for comparison of current progress against the scope of the overall permitted excavation. C. Kent seconded the motion and it passed unanimously.

B. Farland stepped down from the Commission.

- B. PZ#21-12-SE, Sharon Farland, Special Exception, Dog Kennel/Boarding, 641 Westminster Road, Map 5, Lot 1F
Z. Maderia made a motion to approve PZ#21-12-SE. R. Hegan seconded the motion and it passed unanimously.

B. Farland rejoined the Commission.

VIII. Any other appropriate business – M. Gil reminded the members of the special meeting the following week for regulation discussion.

IX. Adjournment

- R. Hegan made a motion to adjourn at 7:25 p.m. Z. Maderia seconded the motion and it passed unanimously.

Respectfully submitted,

Melissa Gil

ZEO

Cc; Town Clerk; applicant files