

AGENDA
GROTON ZONING COMMISSION
JUNE 4, 2014 - 7:00 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARING

1. Special Permit #342, 27 West Main Street, PIN 261918400894 (CAM), WDD Zone. Proposal is to change an existing retail use to a restaurant with seasonal outdoor seating. Review is per Sections 6.3 and 8.3 of the Zoning Regulations. (Fedus Engineering, LLC, Applicant)*

III. APPROVAL OF THE MINUTES OF Meeting of May 7, 2014*

IV. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #342, 27 West Main Street (CAM) (Fedus Engineering, LLC, Applicant)

V. PUBLIC COMMUNICATIONS

VI. EXECUTIVE SESSION

1. For settlement discussion with regard to *Whittle v. Zoning Board of Appeals*, KNL-CV-08-4007938, *Turner v. Zoning Commission*, KNL-CV-12-6012872-S, and *Whittle v. Zoning Commission*, KNL-CV-12-6012917-S

VII. ITEM FOR CONSIDERATION

1. For discussion and possible action with regard to *Whittle v. Zoning Board of Appeals*, KNL- CV-08-4007938, *Turner v. Zoning Commission*, KNL-CV-12-6012872-S, and *Whittle v. Zoning Commission*, KNL-CV-12-6012917-S

VIII. OLD BUSINESS

1. Discussion of Revisions to Zoning Regulations; including Buildable Land Definition, Table of Permitted Uses, and Special Permits*
2. POCD Update Report
3. Land Use Regulation Update Project

IX. NEW BUSINESS

1. Report of Commission
2. Receipt of New Applications
 - a. Zoning Regulation Amendment #REGA14-01 to Sections 5.1-3 and 7.1-47 to allow the Keeping of Hens on residentially used properties, (Town of Groton Zoning Commission, Applicant)

X. REPORT OF CHAIRPERSON

1. Report on December 10, 2013 meeting with Town Council**
2. Report of New Zoning Regulation Review
3. Review of Chapter 8 of Town Charter*

XI. REPORT OF STAFF

XII. ADJOURNMENT

Next Regular Meeting: July 2, 2014

*Enclosed

**Previously enclosed