

## Zoning Commission

### AGENDA

Public Hearings – Regular Meeting

Monday, April 25, 2022

Join Zoom Meeting:

<https://us02web.zoom.us/j/88401509572?pwd=QmxaQ2RUaDlFY0FOcG4SkEyYURMUT09>

Meeting ID: 884 0150 9572 Passcode: 418019

Dial In: 1 929 205 6099 US (New York)

7:30 p.m.

Meeting In-Person and Via Zoom

#### PUBLIC HEARING(S):

- A. \*Continued: Proposed Revisions to the Washington Zoning Regulations – Section(s): 14.3; 14.7.13, 21.1.65 - Preservation of Trees, Natural Features – Continued from February 28, 2022 Meeting
- B. \*Continued: Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Special Permit – Section(s): 7.4.9 – Housing in Business Districts – and Section 7.6 – Minimum Setback and Yard Dimensions – for retail, office and apartment use and to reconstruct a handicap ramp
- C. Request of Ingrassia, 292 Bee Brook Road, for a Special Permit – Section 12.8.5 – Temporary Uses Requiring a Special Permit – for the Spring Hill Arts Gathering Festival

#### REGULAR MEETING

##### I. Regular Business

- A. Call to Order
- B. Seating of Members, Alternates

##### II. Consideration of the Minutes

- A. Regular Meeting – March 28, 2022

##### III. Pending Applications

- A. \*Continued: Proposed Revisions to the Washington Zoning Regulations – Section(s): 14.3; 14.7.13, 21.1.65 - Preservation of Trees, Natural Features – Continued from February 28, 2022 Meeting
- B. \*Continued: Request of SMF Universal, LLC – 124 New Milford Turnpike – for a Special Permit – Section(s): 7.4.9 – Housing in Business Districts – and Section 7.6 – Minimum Setback and Yard Dimensions – for retail, office and apartment use and to reconstruct a handicap ramp
- C. Request of Ingrassia, 292 Bee Brook Road, for a Special Permit – Section 12.8.5 – Temporary Uses Requiring a Special Permit – for the Spring Hill Arts Gathering Festival

#### IV. New Applications

- A. Request of Ryder, 57 Flirtation Avenue, for a Special Permit – Section(s): 13.11.3: Accessory Apartments, Detached

#### V. Other Business

- A. Schedule Workshop/Special Meeting for 101 Wykeham, LLC - Compliance.
- B. Discussion regarding J. Hill's review of PA-21-29
- C. Short Term Rentals

#### VI. Enforcement

#### VII. Communications

#### IX. Privilege of the Floor

#### X. Administrative Business

#### XI. Adjournment

Dated: 4-20-2022

Tammy Rill

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Land Use Clerk

