



**PLANNING & ZONING COMMISSION**  
**Canton, Connecticut Inc. 1806**  
**4 Market Street, Collinsville, Connecticut 06022**

**PLANNING & ZONING COMMISSION APPROVAL/CERTIFICATE OF ACTION**  
**FILE 156; APLN 2377**

July 25, 2024

RE: File 156; Apln 2377; Industrial Heritage Regulation Amendment; 10 Depot Street; Proposed change Section 3.3.A.2 Height, Area and Yard Requirements table, AT Collinsville, LLC, owner, Collinsville Redevelopment Company, LLC, applicant

At a Regular Meeting on Wednesday, July 17, 2024, the Canton Planning and Zoning Commission voted on the above referenced item.

**MOTION: Commissioner Vogel MOVED** that the Canton Zoning Commission does hereby **APPROVE** File 156; Apln 2377; Industrial Heritage Regulation Amendment; 10 Depot Street; Proposed change Section 3.3.A.2 Height, Area and Yard Requirements table, AT Collinsville, LLC, owner, Collinsville Redevelopment Company, LLC, applicant, as may be amended, stipulated or conditioned by this approval.

Correspondence:

1. Text Amendment Application - Zoning Text Amendment Application – **File 156; Apln 2377**; Industrial Heritage Regulation Amendment; 10 Depot Street; Proposed change Section 3.3.A.2 Height, Area and Yard Requirements table, AT Collinsville, LLC, owner, Collinsville Redevelopment Company, LLC, applicant
2. Text Amendment Checklist
3. Letter from Phil Doyle, LADA, P.C., dated 6/4/24
4. Town Clerk Memo, dated 6/5/24
5. Town Clerk – Avon Letter, dated 6/5/24
6. Town Clerk – Burlington Letter, dated 6/5/24
7. CRCOG Referral Form, dated 6/4/24
8. CRCOG Email Receipt, dated 6/4/24
9. NHCOG Referral Email and Receipt, dated 5/22/24
10. NHCOG Referral letter from Rista Malanca, dated 6/24/24
11. CRCOG Report, dated 6/20/24
12. 7/17/24 Public Hearing Notice
13. 156; 2092 Approval letter, dated 8/31/21
14. 156; 2092 Staff Report, dated 7/15/21
15. Staff Report from Neil Pade, dated 7/15/24
16. Sign Affidavit

Drawings:

1. DP-1.00 – General Development Plan; prepared for Collins Axe Factory New Housing; prepared by 327 Group Architecture, dated 5/19/21, revised 6/18/21, revised 7/16/21

2. Regulations Changes; prepared for Collins Axe Factory New Housing; prepared by LADA, P.C., dated 7/21/21

This approval is granted because the Commission finds that the application, as modified by this approval, results in regulation's that:

1. are reasonably related to CGS § 8-2 and through their adoption provides and or maintains measures to guard against unreasonable and negative impacts to the public health and safety of the community;
2. are in the public interest and good for the community as a whole. The proposed changes result in appropriate regulations that are appropriate with the Town's comprehensive plan and allows them to be administered efficiently with clear criteria;
3. as referenced within the July 15, 2024 staff report, are consistent with, and furthers the implementation of, the 2020 Town Plan of Conservation and Development.

This approval is effective August 6, 2024.

**SECONDED BY:** Commissioner Vinick

**VOTE:** Passed unanimously.

The Notice of Decision will appear in the Hartford Courant on Friday, July 19, 2024.

**Effective: August 6, 2024 & Adopted: July 17, 2024**

Proposed Modification to the Industrial Use Section 3.3.A.2.Height, area and yard requirements table.

<https://ecode360.com/41267474>

2. Height, area and yard requirements table.

Height, Area and Yard Requirements	
Minimum lot area <sup>(1)</sup>	6,000 square feet
Minimum rear lot area	6,000 square feet
Minimum frontage <sup>(1)</sup>	(1)
Minimum front yard	10 feet
Minimum side yard	5 feet
Minimum rear yard	5 feet
Maximum stories	3.5
Maximum height	5 stories/60 feet maximum (excluding basements or a floor utilized for parking that are partially below grade)
Maximum lot coverage by buildings <sup>(1)</sup>	80% <sup>(2)</sup>
District boundary setback	10 feet <sup>(3)</sup>
Minimum open space/outdoor recreation	20% <sup>(4)(5)</sup>

Change Maximum stories from 3.5 to 5