



TOWN PLAN AND ZONING COMMISSION LAND USE APPLICATION

APPLICATION TYPE

Site Plan Special Permit Regulation Text Change
Revised Site Plan Zone Map Change Other: _____

Applicant's Information

Name	LaSalle Road Companies LLC Attn: Jack Hayes			Date:	April 11, 2025
	Last	First	M.I.		
Address:	10 Waterside Drive, Suite 301			Phone:	860 324-9849
	Street address	Apt/Unit #			
	Farmington, CT 06032			Email:	jack.hayes@sullivanhayesne.com
	City	State	Zip Code		

Owner(s) of Record (if different from Applicant)

Name	Musial, Darlene K.			Phone	203 209-1536
	Last	First	M.I.		
Address:	33 Captains Hill Road			Email:	darlenemusial5@gmail.com
	Street address	Apt/Unit #			
	Monroe, CT 06468				
	City	State	Zip Code		

Parcel Description

Location:	620 Cottage Grove Road (Rte 218)			Zone:	PO
Area (acres)	12.06	Area (sq. ft.)	525,505	MBL	Lot S/8/131, Map 37
Current Use:	Vacant				

Is the parcel within 500 ft. of a town boundary line? Yes No

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s): _____

Applicable Section: _____ To Permit: _____

Applicable Section: _____ To Permit: _____

Applicable Section: _____ To Permit: _____

Zone Map Change Information (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: 4.7 Proposed Zone: Commercial
Proposed use(s) As permitted in the Zone

Regulation Text Change Information (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: 4.7

Changes to existing Section(s):	<u>4.7.B. Note 1</u> <u>4.7.C 4.(c)</u> <u>4.7.D 4.(b)</u>	Proposed New Section(s):	<u>N/A</u>
Amendment to Existing Text or New Proposed Text (Attach separate page if needed)	<u>See Attached</u>		

Use Determination

Existing Use: _____ Proposed Use: _____

Is the use legal non-conforming? Yes No

Disclaimer and signature

The undersigned warrants the truth of all statements made in conjunction with this application and consents to inspection of the site.

Applicant's Signature LaSalle Road Companies LLC Date: _____
By _____ Jack Hayes, Manager Date: April 11, 2025
Print Name & Sign _____

The undersigned owner(s) of record consent(s) to the submission of this application and to inspections of the site.

Owner's Signature _____ Date: _____
Print Name & Sign Darlene K. Musial Date: April 11, 2025

Special Permit/Site Plan/Revised Site Plan Information

Proposed Use(s):

Applicable Section:

To Permit:

Applicable Section:

To Permit:

Applicable Section:

To Permit:

Zone Map Change Information (the following zoning districts require the submission of a Master Plan at the time of application for a Zone Map Amendment: PEC, PLR, MFER, DDZ)

Applicable Section: **4.7** Proposed Zone: **Commercial**

Proposed use(s) **As permitted in the Zone**

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Applicable Section: **4.7**

4.7.B. Note 1

Changes to existing Section(s):

4.7.C 4.(c)

4.7.D 4.(b)

Proposed New Section(s):

N/A

Amendment to Existing Text or New Proposed Text (Attach separate page if needed)

See Attached

Use Determination

Existing Use:

Proposed Use:

Is the use legal non-conforming?

Yes

No

Disclaimer and signature

The undersigned warrants the truth of all statements made in conjunction with this application and consents to inspection of the site.

LaSalle Road Companies LLC

Applicant's Signature

By

Date:

April 11, 2025

Print Name & Sign **Jack Hayes, Manager**

The undersigned owner(s) of record consent(s) to the submission of this application and to inspections of the site.

Owner's Signature

Print Name & Sign **Darlene K. Musial**

Date:

April 11, 2025

Section 4.7 Proposed Text Amendments to COMMERCIAL DISTRICT (C)

1. Section 4.7.C Principal Uses and Structures.

Sub Section 4. (c) Remove and delete the entire provision: “*Automobile refueling stations with convenience markets with at least 2 electric vehicle charging stations on parcels of at least three (3.0) acres in size.*”

2. Section 4.7.D Accessory Uses and Structures.

Sub Section 4. (b) Remove and delete the entire provision: “*Car washes as an accessory use to an automobile refueling station.*”

3. Section 4.7.B. Bulk Requirements.

NOTES -1. Delete Note 1 (parking) and replace with the following provision:

“No Parking is permitted in any required front yard and on parcels exceeding one (1) acre except a single row of parking is permitted in the inside 30 feet of the 40 foot front yard along any street or roadway. The Commission may require that no parking or loading is permitted in any side or rear yard. For corner lots, parking is permitted in the inside 30 feet of the 40 foot front yard along either roadway.”