



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: April 11, 2025
By Jack Hayes, Manager
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: April 11, 2025
Print Name & Sign Darlene K. Musial

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): _____

4.7.B. Note 1

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.

Applicant's
Signature

LaSalle Road Companies LLC

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

Date: _____

April 11, 2025

Print Name & Sign

Darlene K. Musial

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.”