

## Current Land Use Applications

Updated: June 22, 2022

<https://www.meridenct.gov/>

**CONTACT PLANNING AT 203-630-4081 FOR MORE INFORMATION**

**Note – agendas, meeting dates and meeting location are subject to changes.**

**Call the day of the meeting to confirm agenda items and location.**

### ZONING BOARD OF APPEALS – SPECIAL MEETING

Special Meeting date: Thursday, June 23, 2022 at 6:30 p.m. City Council Chambers, Room 206, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Zoning Board of Appeals tab at this website: <https://meridencityct.documents-on-demand.com/>

### **APPLICATIONS/OLD BUSINESS:**

- a. **Appeal #4758 at 1 Colony St., The Colony Project LLC., Owner, Colony Holdings 2022 LLC, Applicant.** 1) a variance of Section 213-27K(4) to increase density to 30 units, 2) a variance of Section 213-27K(4)(a) to allow studio/one bedroom units with a minimum square footage of 425 where 500 sq is required, 3) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building, 4) a variance of Section 213-27(3) building floors maximum for multiple family dwellings be increased to five floors in the TOD/HC zone.
- b. **Appeal #4759 at 9 Colony St., The Colony Project LLC., Owner, Colony Holdings 2022 LLC., Applicant.** A variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building, in the TOD/HC zone.
- c. **Appeal #4760 at 13 Colony St., The Colony Project LLC., Owner, Colony Holdings 2022 LLC, Applicant.** 1) Requesting a variance of Section 213-27K(4)(a) to allow studio/one bedroom units with a minimum square footage of 400 sq where 500 sq is required. 2) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building, in the TOD/HC zone.
- d. **Appeal #4761 at 21 Colony St., The Colony Project LLC. Owner, Colony Holdings 2022 LLC, Applicant.** 1) a variance of Section 213-27K(4) to increase density to 17 units, 2) a variance of Section 213-27K(4)(a) to allow studio/one bedroom units with a minimum square footage of 490 where 500 sq is required, 3) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building in the TOD/HC Zone.
- e. **Appeal #4762 at 51 Colony St., The Colony Project LLC., Colony Holdings 2022 LLC., Applicant.** 3) a variance of Section 213-27 Table 213-1 Note 1 to permit residential on the ground floor behind 33% non-residential use in the front of the building in the TOD/HC Zone.

## **ZONING BOARD OF APPEALS**

Meeting date: Tuesday, July 5, 2022 at 6:30 p.m. Engineering Conference Room, Room 28, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Zoning Board of Appeals tab at this website: <https://meridencityct.documents-on-demand.com/>

### **APPLICATIONS:**

- a. Appeal #4763 at 163, 171, 177 Pratt St. and 103 Twiss St, 163 Pratt LLC, Owner/Applicant.** Requesting a variance per Sec. 213-27N(2) to increase density of residential dwelling units to 45 units where 25 is required and Sec. 213-27L(1) Table 213-3 to reduce the ground floor height minimum to 9-10 ft. where 12 ft. is required for residential uses in the TOD-Park zone.
- b. Appeal #4764 at 27, 35, 43, 51 & 57 So. Broad St., Batista LLC & 3B Realty LLC, Owners/Batista Companies, Applicant.** Requesting site plan approval per Sec. 213-72 and special exception per Sec. 213-25(2)(c) and Sec. 213-25(2)(g) for fast food restaurant with drive-through facility in the C-3 zone.
- c. Appeal #4765 at 43 Jerome Ave., Debra McMaster, Owner/Applicant.** Requesting a variance per Sec. 213-18B(1) for an accessory apartment in the R-1 zone.

## **INLAND WETLANDS & WATERCOURSE COMMISSION**

Meeting date: Wednesday, July 6, 2022 at 6:30 p.m. Engineering Conference Room, Room 28, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Inland Wetlands Watercourse tab at this website: <https://meridencityct.documents-on-demand.com/>

### **OLD BUSINESS:**

- a. Application of Mark Development, LLC at 850 Murdock Avenue/Northrup Road-** application for new 130,016 sq. ft. executive office and warehouse/distribution building impacting 45,000 sq. ft. in the upland review area.
- b. Application of Batista Companies, Inc. at 27, 35, 43, 51 & 57 South Broad Street –** application for a multi-use commercial development with associated site and utility improvements in the upland review area with no direct wetlands impact.

### **NEW BUSINESS:**

- a. Application of DFC of Research 1201, LLC at 1051 Research Parkway –** for a new 45,000 sq. ft. warehouse facility and associated site and utility improvements impacting +/- 600 sq. ft. of wetlands and 116,305 sq. ft. in the upland review area.

## **PLANNING COMMISSION**

Meeting date: Wednesday, July 13, 2022 at 6:30 p.m. Engineering Conference Room, Room 28, City Hall, 142 East Main Street, Meriden, CT.

The packet and agenda can found on the Friday prior to the meeting by clicking the Inland Wetlands Watercourse tab at this website: <https://meridencityct.documents-on-demand.com/>

### **APPLICATIONS:**

- a. Site Plan Application of 94 Warner Associates, LLC at 1544 East Main Street** – for multi-family residential development of 32 units and associated site and utility improvements in the C-3 zone.
- b. Application of Bryan Poisson c/o Approch3 at 400 East Main Street** – for a new walk-up ATM kiosk in the C-1 zone (Anticipated to be Administratively Approved).

## **ECONOMIC DEVELOPMENT HOUSING ZONING COMMITTEE (EDHZ)**

Meeting date: Tuesday, July 19, 2022 at 5:30 p.m. Hybrid at City Hall and via Microsoft Teams Virtual Meeting

The packet and agenda, including information on how to access the meeting, can found by clicking the Economic Development, Housing and Zoning link at this website: <https://meridencityct.documents-on-demand.com/>