

1                                   **PLANNING COMMISSION MEETING MINUTES**  
2                                   **Regular Meeting – Tuesday, November 14, 2023, at 7:00 P.M.**  
3                                   **Main Meeting Room – Simsbury Town Hall**  
4                                   **933 Hopmeadow Street, Simsbury, CT 06070**  
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6                   **I.     CALL TO ORDER** – Chair Leavitt-Smith called the meeting to order at 7:00 P.M.  
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8                   **ROLL CALL**  
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10                   **Present:** Town Planner, George McGregor; Planning Consultant, Glenn Chalder;  
11                   Planning Chair, Erin Leavitt-Smith; Planning Secretary, William Rice; Planning  
12                   Commission Members: Joseph Campolieta, and Donald Colantonio; and Planning  
13                   Commission Alternates: Marcus Furze and Craig MacCormac.  
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15                   Commissioner Furze and Commissioner MacCormac were appointed as regular  
16                   members for tonight’s meeting.  
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18                   **Absent:** Planning Commission Members: Holly Beum and Julie Eaton.  
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20                   **PLEDGE OF ALLEGIANCE**  
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22                   All present stood for the Pledge of Allegiance.  
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24                   **II.    APPROVAL OF MINUTES**  
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26                   **October 24, 2023**  
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28                   Chair Leavitt-Smith stated that Line 56 “track rock” should read “trap rock.”  
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30                   **MOTION:** Secretary Rice made a motion, seconded by Commissioner Campolieta, to  
31                   approve the Minutes of the October 24, 2023, Regular Meeting as amended. The  
32                   motion carried unanimously. (6-0-0).  
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34                   **III.   NEW BUSINESS**  
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36                   **Referrals from the Zoning Commission**  
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- 38                   •   **Application ZC #23-36 of the Simsbury Zoning Commission, Applicant,**  
39                   **for a text amendment to the Simsbury Zoning Regulations pursuant to**  
40                   **sections 4.5, 5.5, and 17.4 and the establishment of a new section 8.7 to**  
41                   **allow mobile food vendors as an accessory use in business, industrial,**  
42                   **professional office, and planned area development districts.**

- 43                   ○ Mr. McGregor clarified that this does not apply to center-zone  
44                   properties.  
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- Commissioner Campolieta stated that this could become a situation where retail businesses have food trucks, that are from out of town, to facilitate in promoting sales on their products and the local restaurants who are taxpayers can lose their clientele. He supports economic development and welcoming new business, but for those that are more permanent, not having a food truck come in one day a week and then leave.
- Commissioner Colantonio agreed that this comprises existing restaurants, there are already two vacant restaurant spaces, and this is detrimental to the POCD.
- Commissioner MacCormac offered that a retail store using a food truck to promote a sale is also supporting their economic development.
- Chair Leavitt-Smith stated this could also be a way of helping a food truck find a permanent place here in town.
- Commissioner Furze suggested having a cap on how many food trucks are granted permits.
- Commissioner MacCormac suggested having a limitation on days of the week.
- Commissioner Campolieta preferred the original positive referral they gave because it was specific, controlled, and beneficial. This is the complete opposite.

**MOTION:** Commissioner Campolieta made a motion, seconded by Commissioner Colantonio, that the Planning Commission give a negative referral for **Application ZC #23-36 of the Simsbury Zoning Commission, Applicant, for a text amendment to the Simsbury Zoning Regulations pursuant to sections 4.5, 5.5, and 17.4 and the establishment of a new section 8.7 to allow mobile food vendors as an accessory use in business, industrial, professional office, and planned area development districts**, as it is contrary to the POCD regarding business development in town. The Planning Commission stands by the original positive referral. The motion carried unanimously. (6-0-0).

- **Application ZC #23-39 of the Simsbury Zoning Commission, Applicant, for a text amendment to the Simsbury Zoning Regulations pursuant to section 17.4 to update the definition of “Family” to comply with State legislation related to Family Group and Family Care Homes.**

- Mr. McGregor stated that it is in accordance with state law.

**MOTION:** Secretary Rice made a motion, seconded by Commissioner Campolieta, that the Planning Commission give a positive referral for **Application ZC #23-39 of the Simsbury Zoning Commission, Applicant, for a text amendment to the Simsbury Zoning Regulations pursuant to section 17.4 to update the definition of “Family” to comply with State**

91                    **legislation related to Family Group and Family Care Homes.** The motion  
92                    carried unanimously. (6-0-0).  
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95       **IV.    PLAN OF CONSERVATION AND DEVELOPMENT**  
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97                    Mr. Chalder led the Planning Commission through input received from the public  
98                    hearing on the proposed POCD. Members discussed and decided on items the  
99                    community wanted to change.  
100

101                    Mr. Chalder stated he would like to make the approved changes, give them to the Board  
102                    early next week, and have them vote to adopt the POCD at the November 28<sup>th</sup> meeting,  
103                    and set the effective date for some time in January 2024.  
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105       **V.    GENERAL COMMISSION BUSINESS**  
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107                    **Adoption of 2024 Planning Commission Calendar**  
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109                    **MOTION:** Commissioner Campolieta made a motion, seconded by Secretary Rice, to  
110                    adopt the 2024 Planning Commission Calendar with the amendment of not scheduling  
111                    the August 13<sup>th</sup> meeting. The motion carried unanimously. (6-0-0).  
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113       **VI.    ADJOURNMENT**  
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115                    Chair Leavitt-Smith adjourned the meeting without objection at 8:47 P.M.  
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117                    Respectfully Submitted,  
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119                    Amanda Blaze  
120                    Commission Clerk  
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