

From: Lois Laczko February 28, 2011 11:15:59 AM
Subject: Planning Commission Minutes 02/08/2011 ADOPTED
To: SimsburyCT_PlanMin
Cc:

ADOPTED

PLANNING COMMISSION MEETING
February 8, 2011
REGULAR MEETING

I. CALL TO ORDER (Secretary to be Acting Chairman)

Acting Chairman Paine called the regular meeting of the Planning Commission to order at 7:13 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Ferg Jansen, Chip Houlihan, Tina Hallenbeck and Alan Needham. Also in attendance were Hiram Peck, Director of Planning, as well as other interested parties.

II. SEATING OF ALTERNATES

Acting Chairman Paine appointed Commissioner Needham to serve in the absence of Commissioner Askham.

III. APPROVAL OF MINUTES January 25, 2011

Several edits were made to the minutes.

Commissioner Hallenbeck made a motion to approve the January 25, 2011 minutes as amended. Commissioner Needham seconded the motion, which was unanimously approved.

IV. THIRD NOTICE AND POSSIBLE ELECTION OF PLANNING COMMISSION CHAIRMAN IN ACCORDANCE WITH ADOPTED PLANNING COMMISSION RULES AND PROCEDURES TO FILL POSITION VACATED BY JOHN LOOMIS.

Acting Chairman Paine stated that the Commission will not hold a vote tonight regarding this issue.

V. DISCUSSION

Route 10 Corridor Study

Mr. Peck stated that 115-120 people attended the first night of the Charrette. He stated that the consultants were impressed with the turnout. The discussion and presentations were good. All of the slides were shown and are now posted on the CRCOG website. Regarding the stakeholder meetings, the first meeting took place Monday afternoon, which was for the southern gateway. The stakeholder meetings for Weatogue and the Town Center will be held today. Mr. Peck stated that many good ideas were given and good discussions were had; the meetings have been very productive. The final stakeholder meeting for the northern gateway will be held tomorrow.

Mr. Peck stated that the consultant will be putting together their final proposals on Thursday. The consultant stated that they may finish this study by June 2011, which is very fast. There is a lot of focus on bikes and transit options; connecting pedestrian access; as well as improving visibility and access to commuter parking lots. He stated that they have gotten a very good response from CT Transit as well as the State DOT throughout this process.

Commissioner Houlihan stated that a series of recommendations will be the result of this Corridor study. He questioned how these recommendations will get implemented. Mr. Peck stated that if a developer comes in with a project, they will have those recommendations to look at. Unless the Town decides to fund things, it will depend on how things happen in the corridor and at the rate things happen. He stated that this will be market driven.

Mr. Peck stated that the DOT is not thrilled with bumpouts. If the Town decides to go forward with this, there will be implications. Consultants from outside of Connecticut have had interesting ideas in terms of how other States deal with this issue.

Commissioner Houlihan stated that this Commission needs to think about opening the 2007 Plan of Conservation and Development in order to incorporate this report.

Town Center Code Status

Mr. Peck stated that the Zoning Commission set the public hearing date for the Town Center Code for March 21, 2011. The Code has been on the Town website for some time. He stated that referrals will be sent out to the Boards and Commissions prior to the public hearing. He stated that he is hopeful that the Zoning Commission will be able to act on this very soon.

Regarding the process for the Code, Mr. Peck stated that, in if Town staff feels that an application is compliant with the Code and the

Design Review Board gives a positive recommendation, it will be placed on the Zoning Commission's Consent Agenda. If any member of the Zoning Commission would like to have a discussion regarding any application, it will be taken off of the Consent Agenda for a full discussion.

Mr. Peck stated that the Town continues to try and get funding for the special design guidelines.

Proposed Ordinance Concerning Outdoor Wood-Burning Furnaces

Mr. Peck distributed a draft ordinance for outdoor wood-burning furnaces. He stated that many other Towns in Connecticut have decided to ban these furnaces by either ordinance or regulation. After discussing this with the Town Attorney, Mr. Peck stated that he is recommending that, if the Town wants to do this, that they ban these furnaces by ordinance. He stated that there are a lot of air quality issues with these furnaces; some people are using these furnaces inappropriately.

Mr. Peck stated that he gave the Board of Selectmen approximately 60 pages of information regarding arguments for both sides in terms of outdoor wood-burning furnaces. The Board of Selectmen would like to get recommendations back from the Land Use Commissions prior to making their decision.

Commissioner Houlihan stated that the State Statutes do allow these furnaces provided that they meet certain conditions, one of which is to burn only wood that is not chemically treated. He stated that there was a Bill introduced recently in the Legislature to modify this Statute. Mr. Peck stated that he would look into this.

Commissioner Hallenbeck questioned how many outdoor wood-burning furnaces currently exist in Simsbury. Mr. Peck stated that there are currently none in Town that he knows of.

Mr. Peck stated that he will get information to the Commission regarding this issue for discussion at their next meeting.

The Commission has a short discussion regarding wind turbines and what is happening in other Towns.

VI. STAFF REPORT(s)

There were none.

VII. COMMUNICATIONS AND ADMINISTRATIVE BUSINESS

Mr. Peck stated that he talked to the Town Attorney regarding the Fee In Lieu of Open Space Regulation. He stated that he continues to work on the final wording and will get it to the Commission members for the next meeting. A public hearing will be needed regarding this Regulation.

VIII. ADJOURNMENT

Commissioner Jansen made a motion to adjourn the meeting at 8:08 p.m. Commissioner Houlihan seconded the motion, which was unanimously approved.