

From: Lois Laczko June 28, 2010 11:28:07 AM  
Subject: Planning Commission Minutes 05/11/2010 ADOPTED  
To: SimsburyCT\_PlanMin  
Cc:

ADOPTED

PLANNING COMMISSION MEETING  
May 11, 2010  
REGULAR MEETING

I. CALL TO ORDER

Chairman John Loomis called the regular meeting of the Planning Commission to order at 7:05 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Gerry Post, Ferg Jansen, Tina Hallenbeck and Michael Paine. Also in attendance were Hiram Peck, Director of Planning, as well as other interested parties.

II. SEATING OF ALTERNATES

No alternates were needed.

III. POSSIBLE APPROVAL OF MINUTES from April 13, 2010 and April 27, 2010 meetings

Commissioner Post made a motion to approve the April 13, 2010 minutes as amended at the last meeting. Commissioner Jansen seconded the motion, which was approved. Commissioner Hallenbeck abstained.

Several edits were made to the April 27, 2010 minutes.

A motion was made to approve the April 27, 2010 minutes as amended. Commissioner Hallenbeck seconded the motion, which was approved. Commissioner Post abstained.

IV. UPDATES

PLANNED AREA DEVELOPMENT (PAD)

Mr. Peck stated that the Zoning Commission approved a PAD Regulation at their meeting on May 3rd. The recommendations that the Planning Commission made were incorporated into the March 30th version. Mr. Peck reviewed the

changes that were made to this document including: a tighter connection between the Plan of Conservation and Development, that Pages 53-57 be specifically referenced in the Regulation; for specific proposals that may come in for the northern or southern gateway, that Pages 88-91 and Pages 95-99 also be specifically referenced. Mr. Peck distributed the adopted Planned Area Development Zoning Regulation to the Commission members.

Chairman Loomis stated that the fact that these references are in the adopted Regulation does not change the nature of this Regulation to the Plan. It gives more specific reference with respect to the form categories and the northern and southern gateways. It also gives the Planning Commission a clearer basis on which to make a referral. He stated that everything that the Planning Commission does is still advisory.

Commissioner Paine stated that he did not attend the final Zoning Commission hearing, although he is pleased with the adopted Regulation. He feels that this is a good step forward for Simsbury.

Commissioner Jansen stated that Mr. Peck deserves a great deal of credit for all he did throughout this process. He and Town Attorney instantly answered questions with substantive information at the public hearings in order to move this forward.

Commissioner Post stated that Town staff and the Town Attorney did a great job throughout this process. He feels that this is a good document that will be useful. It will help bring in creative development to Simsbury. Mr. Peck stated that there is a potential developer for the property behind the mill on West Street. They will be making a presentation to the Economic Development Commission tomorrow. They will then go before the Design Review Board sometime in the near future.

Chairman Loomis questioned if the pre-application stage in the PAD process will work. Mr. Peck stated that he feels this process will work well. This is information that an applicant currently needs to provide. The ability for Town staff to have early input into the process with the applicant will be a great help.

Chairman Loomis questioned how the Design Review Board will expand its guidelines and address more of the Town that may be PAD or Charrette appropriate. Mr. Peck stated that the Design Review Board has discussed their input into the Incentive Housing Zone Regulations, which is moving forward. The Town Center Code will need a lot of help with design criteria, which that Board will also have input with. He stated that they have also been discussing expanding the Community Design Guidelines.

Chairman Loomis stated that the Design Review Board has done a great job in

the past. He is hopeful that they can have input early on in the process. They have made a difference for the better on many past applications.

#### INCENTIVE HOUSING ZONE (IHZ)

Mr. Peck distributed the Incentive Housing Zone Regulation draft for the Commission's review. He stated that they are preparing the application that will go to OPM. If OPM approves this Regulation, the Town can then adopt it. The Design Review Board has discussed the site-specific guidelines and will be including more guidelines to specific sites.

Mr. Peck stated that, initially, there were 21 sites participating in the Incentive Housing Zone study. The sites that are still included are: Tariffville District; Simscroft-Echo Farm District; Firetown Road/Plank Hill Road District; Grist Mill District; and Northeast Utilities District.

The Design Review Board discussed including other site-specific standards for each site, including keeping the views of the Heublein Tower for the Northeast Utilities District. Mr. Peck will be drafting language to include the Design Review Board's recommendations for inclusion into the draft.

Commissioner Paine suggested renaming the Incentive Housing Zone, "Workforce Housing Zone". He feels that it carries a different connotation.

#### FEES IN LIEU OF OPEN SPACE

Regarding fees in lieu of, Mr. Peck stated that this was discussed in the past. The Planning Commission did review Avon's regulation regarding this issue and a matrix regarding the different ways to get open space. He stated that he will redistribute this information to the Commission members in order for them to discuss this at their next meeting. Mr. Peck stated that he feels that fees in lieu of is a vehicle that will be good for the Town.

#### TOWN CENTER CHARRETTE

Mr. Peck stated that Code Studio came to Simsbury several weeks ago and made a presentation and discussed the Town Center Code. They will be back to Simsbury in June with a revised and final draft. There are several things that need to be addressed in the Code, including; landscaping, street standards, as well as other issues. Mr. Peck stated that he is hopeful that the Zoning Commission will have a presentation in June and schedule a public hearing soon after that.

Mr. Peck stated that it is important that the Planning Commission take the lead in considering incorporating the Illustrative Plan into the Plan of Conservation and Development. He stated that this is important because this will provide a basis when applications come in for the Town Center and the Planning Commission is asked to make a referral back to the Zoning Commission. Also, for the Illustrative Plan to become a more detailed part of the POCD, the Planning Commission needs to take some affirmative action to incorporate it into the Plan. He stated that the Commission could also hold a public hearing in order to answer questions.

Mr. Peck stated that the Illustrative Plan is the type of a plan that is in the Plan of Conservation and Development; it is even more specific. Although it does not have the force of law, it has an important basis in this Commission formulating their recommendations back to the Zoning Commission. He stated that the Regulating Plan is a Zoning map.

Chairman Loomis stated that the Planning Commission could adopt the Illustrative Plan as an Appendix, perhaps, to the Plan of Conservation and Development.

Mr. Peck stated that there will be five maps that will go with the Town Center Code, including: the Illustrative Plan; the Regulating Plan; Height map; and specific setback maps with regard to buildings and parking.

Chairman Loomis questioned how to restore momentum regarding the Charrette. Mr. Peck stated that a lot of work still needs to be done before the full Regulation is presented to the Zoning Commission. He stated that they continue to work through the administrative concerns and questions that people have. He stated that he will be meeting with the Town Attorney to make sure questions are answered regarding implementation.

Chairman Loomis suggested that the Commission review the Town Center Performance Objectives to see what the consistencies and possibly inconsistencies between the objectives and what this Regulation represents.

Chairman Loomis stated that the Commission will continue this discussion at their next two meetings. The next meeting will be informative; after that, they may schedule a public hearing.

Mr. Peck stated that the State is currently working on the Route 10 study. The Charrette should dovetail nicely into that study as well.

## V. ADJOURNMENT

Commissioner Jansen made a motion to adjourn the meeting at 8:18 p.m. Commissioner Paine seconded the motion, which was unanimously approved.

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Gerry Post, Secretary