

From: Lois Laczko June 29, 2011 9:15:32 AM  
Subject: Planning Commission Minutes 06/14/2011 ADOPTED  
To: SimsburyCT\_PlanMin  
Cc:

ADOPTED  
PLANNING COMMISSION MINUTES  
JUNE 14, 2011  
REGULAR MEETING

I. CALL TO ORDER

Michael Paine, Chairman, called the regular meeting of the Simsbury Planning Commission to order at 7:03 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members and alternates were present: Ferg Jansen, Charles Houlihan, Tina Hallenbeck, Sean Askham, and William Rice. Also in attendance was Hiram Peck, Director of Planning, and other interested parties.

II. SEATING OF ALTERNATES

Chairman Paine appointed Commissioner Rice to serve for Commissioner Drake.

III. APPROVAL OF MINUTES of May 24, 2011

Commissioner Hallenbeck moved to approve the Minutes of May 24, 2011. The motion was seconded by Commissioner Askham and passed with a 4-0-2 vote. Commissioners Paine, Hallenbeck, Askham and Rice voted in favor, and Commissioners Jansen and Houlihan abstained.

IV. DISCUSSION

a. Subdivision Regulations

Chairman Paine and Commissioner Hallenbeck have come up with a timeline on who will be responsible for individual sections of the subdivision regulations. Their idea was that each person would take ownership of a particular piece, produce it and bring it to the Commission to talk it through. Edits will be made as they go along.

Chairman Paine said that Bob Kulakowski, a new alternate to this

Commission, will be joining them once he gets sworn in by the Town Clerk, but is in the audience this evening.

Commissioner Jansen asked if they could do this by sections, rather than pages, as he has an older version and his pages are not matching up to the sections. He asked that they be assigned by roman numerals as opposed to page numbers.

Mr. Peck and the Commissioners went over the sections and assignments.

SECTION I	PURPOSE	MIKE PAINE / FERG JANSEN
SECTION II	DEFINITIONS	MIKE PAINE / FERG JANSEN
SECTION III	GENERAL PROVISIONS	TINA HALLENBECK/ SEAN ASKHAM
SECTION IV	STREETS	TINA HALLENBECK / SEAN ASKHAM
SECTION V	ENHANCEMENT OF SITE TREE COVER	ALAN NEEDHAM
SECTION VI	MONUMENTS	ALAN NEEDHAM
SECTION VII	UTILITIES AND SANITARY REQUIREMENTS	MARK DRAKE / BOB KULAKOWSKI
SECTION VIII	STORM DRAINAGE AND PRESERVATION OF NATURAL DRAINAGE SYSTEM	MARK DRAKE / BOB KULAKOWSKI
SECTION IX	PROCEDURES	CHARLES HOULIHAN / WILLIAM RICE
SECTION X	PLAN REQUIREMENTS	CHARLES HOULIHAN / WILLIAM RICE
SECTION XI	ENFORCEMENT, SEPARABILITY AND AMENDMENTS	

Chairman Paine said that he would try and have Sections I and II ready for the next meeting so people can read and review.

Mr. Peck said that they could also discuss what certain things mean in the regulations or how they would normally be interpreted or enforced. Maybe it could be some questions on some other Town's regulations. Mr. Peck told them to not feel compelled to get the language exactly right. Get the questions out and then you can get it shaped up to whatever you want.

Commissioner Houlihan said one of the things that had been kicked around was whether they need a separate set of criteria to distinguish between regular and commercial subdivisions in the process. He said that he noticed that in the

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Tolland and Windsor subdivision regulations they do not make any kind of distinction between residential and commercial projects. Commissioner

Houlihan said that he does not know if this is something that they should be considering as they look at their own subdivision regulations.

Mr. Peck said that this is something that needs to be looked at in the different town regulations and possibly kicked around as a specific topic.

#### V. STAFF REPORT(s)

Mr. Peck spoke of the LID study that some of this Commission heard about at the meeting the other night. He gave them black and white copies of the slides that were shown. They are also on the Town web site (in color) under the Planning and Land Use page. He also gave them minutes from that meeting.

Mr. Peck said that the consultant, Jon Ford of Morris Beacon Design, has the right combination of expertise for this particular job. He has a lot of expertise in regards to integrating the low impact development type of storm water stuff into the type of town center code that was just recently adopted. There are lots of things that he is familiar with that will work in that type of development, as opposed to a regular subdivision. He has the ability to bring in the right solution for storm water on a particular site that will be very helpful to us.

Mr. Peck said that a number of people have asked if this will be covering the whole town or not. He said that we really do not have enough money to that adequately at this particular time, and Mr. Ford's main function, and the focus of his contract, is to do that work for the town center.

Mr. Peck said that part of the deliverable work product here is a storm water module. If an applicant comes in and asks how they should deal with the storm water, we would be able to show the applicant that particular area of town with what appropriate options are available to them. This should be very helpful to developers.

The Commissioners and Mr. Peck continued the discussion of the LID study.

#### VI. COMMUNICATIONS AND ADMINISTRATIVE BUSINESS

None

#### VII. ADJOURNMENT

Commissioner Jansen moved to adjourn the meeting at 7:45 p.m. The motion was seconded by Commissioner Askham and passed unanimously.

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Tina Hallenbeck, Secretary