

From: Lois Laczko September 20, 2010 11:13:14 AM
Subject: Planning Commission Minutes 07/27/2010 ADOPTED
To: SimsburyCT_PlanMin
Cc:

ADOPTED

PLANNING COMMISSION MEETING
JULY 27, 2010
REGULAR MEETING

I. CALL TO ORDER

Chairman Loomis called the regular meeting of the Planning Commission to order at 7:10 p.m. in the Program Room of the Simsbury Public Library. The following members and alternates were present: Gerald Post, Charles Houlihan, Ferg Jansen, Tina Hallenbeck, Michael Paine, Mark Drake and Sean Askham. Also in attendance were Hiram Peck, Director of Planning, and other interested parties.

II. SEATING OF ALTERNATES

None

III. POSSIBLE APPROVAL OF MINUTES from June 8, 2010 and July 13, 2010

The minutes of June 8, 2010 were approved with a 4-0 vote with 2 abstentions.

The minutes of July 13, 2010 were approved with a 4-0 vote with 2 abstentions.

IV. PUBLIC HEARING(s)

a. Amendment to Section III, Subsection 9 of the Town of Simsbury's Subdivision Regulations:

- Addition of Subsection d: (NEW) Fee in Lieu of Open Space
- Addition Subsection e: (NEW) Procedure

The public hearing on Fee in Lieu of Open Space Subdivision Regulation was opened. Public comment was accepted. The hearing was closed.

V. PRESENTATION(s)

a. Referral on the application of Ensign-Bickford Realty, Owner, Landworks Development, LLC, Agent, for consideration of Preliminary Development Plan Application of property on Grist Mill Road shown as Parcel 21 consisting of 7.23 acres, Parcel 19 consisting of 8.512 acres and Parcel 24 consisting of 2.29 acres, submitted for Preliminary Development Plan Review under Article Ten, Section L. Simsbury Planned Area Development Zone Regulation. Application consists of renovation of existing Grist Mill building and construction of 98 residential units and related site improvements.

A presentation was given on the Hop Brook PAD application.

A site walk has been scheduled for Tuesday, August 10, 2010 at 4:30 p.m. for the Hop Brook PAD location. The commission members will meet at the site.

VI. DISCUSSION AND POSSIBLE VOTE ON A RECOMMENDATION TO CREATE A SPECIAL RESERVE FUND FOR ACCUMULATING FUNDING FOR THE CREATION OF DESIGN STANDARDS FOR THE TOWN CENTER CODE.

The Commissioners discussed the recommendation to create a special reserve fund for the creation of the Town Center Code Design Standards.

Commissioner Houlihan made a motion to approve the recommendation to create a special revenue fund for the creation of Town Center Design Standards. The motion was seconded by Commissioner Post and unanimously approved.

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VII. UPDATES

- PAD ZONING REGULATION PROCEDURE
- TOWN CENTER CODE STATUS
- INCENTIVE HOUSING ZONE (IHZ) REGULATION STATUS
- RTE 10 CORRIDOR STUDY STATUS

NONE

VIII. STAFF REPORT(s)

NONE

IX. COMMUNICATIONS AND ADMINISTRATIVE BUSINESS

NONE

X. ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Gerry Post, Secretary