**DRAFT MINUTES**

**Meeting Date: June 21, 2023**

**ZONING COMMISSION**

**TOWN OF SIMSBURY**

**SPECIAL MEETING – SUBJECT TO APPROVAL**

**WEDNESDAY, JUNE 21, 2023 at 7:00 P.M.**

**PRESENT:** David Ryan, Bruce Elliott, Anne Erickson, Diane Madigan, Donna Beinstein, Jackie Battos, Tucker Salls and Tony Braz

**ALSO PRESENT:** Planning and Community Development Director George McGregor and Commission Clerk Jackie Lachance

1. **CALL TO ORDER** – Mr. Ryan called this meeting to order at 7:03 p.m.

II. **APPROVAL OF MINUTES**

- June 05, 2023 regular meeting – Line 92: the removal should be removal

**MOVED:** Mr. Elliott moved to accept the Minutes as submitted with the noted correction. Ms. Erickson seconded the motion.

**VOTE:** Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Beinstein – abstain; Braz - aye

Motion passed 5-0-1

III. **PUBLIC HEARINGS**

**Application ZC #23-24** of Prospect Enterprises, LLC, Owner, Paul Vitaliano of VHB, Applicant, for a Special Exception pursuant to Section 4.4 to allow up to a 50% increase to the maximum coverage allowed in the B-2 zone and Special Exceptions pursuant Section 4.5 to permit a ± 2,400 sq. ft. restaurant, a ± 2,325 sq. ft. restaurant as part of a site plan along with a ± 11,600 sq. ft. retail building and a drive-up ATM at 1263 Hopmeadow St. formerly Wagner Ford (Assessor’s Map I05 Block 403 Lot 018), zone B-2.

Greg Nanni of Prospect Enterprises addressed the Commission. Paul Vitaliano of VHB went over the updates to the site plan. The Commission inquired about the infiltration system, the remediation of pollution on the site and cycling parking/access.

Charlie Baker of VHB went over the traffic study for this area. The Commission voiced concern with the driveway configuration and the impact on the flow of traffic. Mike Barago and Doug Grunert of BKA Architects went through the drainage, grade change and materials proposed with samples for the Commission to view. The Commission inquired about the connection to the skating rink and bear proof dumpsters.

Public Comment:

1. Al Weisbrich of 3 Lenora Drive was concerned with the flow of traffic going out of the site.
2. Lisa Hamel of 97 East Weatogue Street inquired why another Starbucks and impact on other neighboring businesses.
3. Staff received an email in support of this application which will be made part of the record.

**MOVED:** Ms. Madigan moved to ***continue this public hearing to the next regular meeting on July 17, 2023***. Ms. Beinstein seconded the motion.

**VOTE:** Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Beinstein – aye; Braz - aye

Motion passed 6-0-0

**IV. NEW BUSINESS**

**Application ZC #23-24** of Prospect Enterprises, LLC, Owner, Paul Vitaliano of VHB, Applicant, for a Special Exception pursuant to Section 4.4 to allow up to a 50% increase to the maximum coverage allowed in the B-2 zone and Special Exceptions pursuant Section 4.5 to permit a ± 2,400 sq. ft. restaurant, a ± 2,325 sq. ft. restaurant as part of a site plan along with a ± 11,600 sq. ft. retail building and a drive-up ATM at 1263 Hopmeadow St. formerly Wagner Ford (Assessor’s Map I05 Block 403 Lot 018), zone B-2.

***This application has been continued to the next regular meeting on July 17, 2023***.

**V. OLD BUSINESS**

**VI. GENERAL COMMISSION BUSINESS**

* **Preliminary Application Presentation-Hartford South-Ridge at Talcott Mountain South**

T. J. Donahue introduced this application. Paul Vitaliano of VHB presented the history of the property and this application. Laura Crosskey went through the different types of buildings. The Commission discussed elevations, the view from the road, buffering for abutting residents, the ridgeline view, affordable housing and the potential of making the apartment buildings smaller. The Commission also inquired from staff as to the percentage of the grand list and what the projected numbers would be from the Board of Education. There was a public comment on the access point to the river.

* **Public Notice Requirements Discussion**

Staff reviewed the notice process with the Commission and it was discussed how they would like notifications to be handled going forward. The Commission directed staff to draft the regulation based on this discussion.

* **Section 85-6.1 Complex Projects Discussion/Third Party Review**

Staff and the Commission discussed their options and the Commission directed staff to provide a suggestion on what should be done. It was agreed that all Commission processes should be the same across the board.

* **Zoning Tools for Residential Development-Discussion**

This will be continued to a future agenda.

**VII. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPDATES**

* **Plan of Conservation and Development process update**

The updated draft POCD will be presented to the public on June 27, 2023 at the library.

**VIII. ADJOURNMENT**

**MOVED:** Ms. Erickson moved to adjourn this meeting at 9:10 p.m. Mr. Braz seconded the motion.

**VOTE:** Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Beinstein – aye; Braz - aye

Motion passed 5-0-0.