

From: Lois Laczko October 4, 2011 11:46:14 AM
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To: SimsburyCT_ZoningMin
Cc:

ZONING COMMISSION - MINUTES - 09/19/11 - ADOPTED

ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 19, 2011

I. CALL TO ORDER

James Gallagher, Chairman, called the regular meeting for the Zoning Board to order at 7:00PM on Monday, September 19, 2011 in the Main Meeting Room of the Simsbury Town Offices. The following members and alternates were present: Edward Pabich, Robert Pomeroy, Jr., Madeleine Gilkey and Amy Salls. Others in attendance included Hiram Peck, Director of Planning, Leslie Faraci, Clerk and other interested parties.

II. APPOINTMENT OF ALTERNATES

Commissioner Gallagher appointed Commissioner Gilkey as the alternate for Commissioner Elliott.

III. APPROVAL OF MINUTES - August, 29 2011 - Special Meeting

Commissioner Pabich moved to approve the minutes of August 29, 2011 with a change presented by Commissioner Pomeroy. The motion was seconded by Commissioner Gilkey and passed unanimously.

IV. CONSENT AGENDA - APPROVAL OF THE FOLLOWING ITEM: A. West Street Storage, 123 West Street, approval of installation of a 66 panel solar array located at 123 West Street, on the northern most building at the storage facility.

Mr. Peck reviewed the dimensions of the panels for the Commission members. Commissioner Salls asked Mr. Peck if any of the abutting neighbors had complained or put in an objection, to which Mr. Peck replied, they had not. Commissioner Pabich said, as an abutter, he will recuse himself. It was agreed that these solar panels would not infringe upon the neighbors or be an eyesore to the community.

Commissioner Gilkey moved for the approval of the installation of a 66 panel solar array located at 123 West Street, on the northern most building at the storage facility on the consent agenda. The motion was seconded by Commissioner Salls and passed unanimously.

V. DISCUSSION OF PROPOSED MINOR REVISIONS TO THE ZONING REGULATIONS
Mr. Peck explained that these changes to the Zoning Regulations, while relatively minor, cause the staff a significant amount of agitation, so just making these minor changes will help things be more clear and will help his staff operate in a more efficient manner. Mr. Peck said he wanted to review these changes with the Commission in order to get feedback.

The first potential change reviewed was with regards to Section 8-B, a new section. It would add the wording, "Sheds less than or equal to 200SF may be located 12' from a property line located behind the rear wall of the principle structure." Mr. Peck explained that within the smaller lot zones, the current setback regulations can be problematic by restricting a sensible location for the shed.

Alvin Schwapp, 21 Adams Road, Simsbury, first thanked the Commission for their service to the community. Mr. Schwapp then told the Commission that he is located on one of the previously mentioned smaller lots and wishes to build a shed on his property that is less than 200SF. Based on the current setbacks, Mr. Schwapp explained, he would have to put the shed literally in the center of his property in order to comply with the present regulations, so he said he fully supports the change.

Mr. Peck then addressed the Commission with regards to notification requirements. He explained that there is currently a 500' notification distance requirement, which is done by the Town and is an extensive job which is extremely time consuming. Mr. Peck said he would like to request that the notification distance be reduced to 100'. He then asked for the Commission members' thoughts on his request. It was then discussed among the Commission and Mr. Peck how some other towns require the applicants to do the work themselves. Mr. Peck then told the Commission that while, 100' is very common for other towns, it does vary by town. Mr. Peck said he would put together a list of surrounding towns and their requirements to be reviewed at the next meeting.

Another proposed revision that Mr. Peck reviewed was regarding the addition of the definition of "Boarding House", (Section 4.2). Mr. Peck said the clarification would help clean up a few existing situations that violate the current regulations.

Mr. Peck then referenced the proposed revision to Section 7 B.6(c) and that they would like to add "No roosters or exotic birds are allowed". Mr. Peck

reviewed the proposed change to Section 7 B.1 regarding the setback distance of the storage of fertilizer, manure and other buildings housing animals.

Other minor additions/revisions were discussed between Mr. Peck and the Commission. Mr. Peck then brought up the issue of the number of event signs in town. It was discussed if there should be limitation on the number of signs, and if so, what that number should be. The commission and Mr. Peck concluded that the time frame that the signs are up is the more important limitation, and if they are put up and taken down in a timely manner, the total number of signs should not be limited.

Mr. Peck said he will clean up these revisions/additions pursuant to their feedback and at the next meeting, if they think it looks good, they can set a hearing date.

VI. OTHER MATTERS

Town Center Design Guidelines - Mr. Peck said the Town Center Design Guidelines Agreement is back in-hand and he was able secure the rest of the money for the study (total budget of \$52,365). Within nine (9) months, Mr. Peck said, the Design Guidelines will back in place. He expects to receive a very strong, detailed set of regulations. Mr. Peck said it is his intention that all Land Use Commissions will be involved in this process in order to receive input from all parties.

Route 10 Corridor Study - Mr. Peck said there is a meeting scheduled Wednesday evening, which should be the last meeting of the Steering Committee.

Current/Future Developments:

Dorset Crossing - Commissioner Gallagher said that there was a date on the calendar for the ground breaking ceremony, but that he did not have any further details.

Meadowood - Mr. Peck said they are starting grading and soil remediation at Meadowood.

Hop Brook - Mr. Peck said the closing on the sale of the property took place today or the day prior to his knowledge.

Bank Pad/Fitzgerald's - Commissioner Pomeroy asked if they had a tenant for the Bank Pad on Hopmeadow Street. Mr. Peck said the initial tenant backed out and whether or not they have secured someone, he was not sure of the status.

Lastly, Mr. Peck let the Commission know that St. Mary's would like to put solar panels on the roof of the school. He mentioned they are in a hurry

due to the fact there is a grant pending. He showed the Commission a graphic showing how the panels will look and where they would be situated.

VII. ADJOURNMENT

Commissioner Pabich moved to adjourn the Regular Meeting of the Zoning Commission at 8:06PM. The motion was seconded by Commissioner Pomeroy and passed unanimously.

Respectfully submitted,

Edward J. Pabich, Secretary