

From: Lois Laczko October 10, 2008 11:26:57 AM  
Subject: Zoning Commission Minutes 09/22/2008 ADOPTED Special Meeting  
To: SimsburyCT\_ZoningMin  
Cc:

ADOPTED

ZONING COMMISSION MINUTES  
SPECIAL MEETING  
SEPTEMBER 22, 2008

I. CALL TO ORDER

Austin Barney, Chairman, called the special meeting of the Simsbury Zoning Commission to order at 7:00 p.m. in the Board of Education Conference Room, 933 Hopmeadow Street, Simsbury, Connecticut. The following members were present: Garrett Delehanty, John Vaughn, Bruce Elliott and Alternate Ed Pabich. James Gallagher arrived at 7:46 p.m. Also in attendance were Hiram Peck, Director of Community Planning and Development, Howard Beach, Zoning Compliance Officer, Lynn Charest, Zoning Compliance Officer and other interested parties.

Commissioner Delehanty left the meeting at 8:30 p.m. due to not feeling well.

II. APPOINTMENT OF ALTERNATES

Chairman Barney appointed Commissioner Pabich to serve for Commissioner Barnett.

III. DISCUSSION OF POSSIBLE REVISIONS TO THE TOWN OF SIMSBURY ZONING REGULATIONS.

Chairman Barney explained that the purpose of this meeting is to discuss the possible revisions to the Zoning Regulations. He asked the consultant, Mr. Wood, to explain the draft revision 2.2. Christopher Wood, AICP, Wood Planning Associates, discussed the draft revision of the Town of Simsbury's Zoning Regulations. Mr. Wood said that in terms of the organization of the draft, this organization follows a pattern he has used in several other towns that seems to have been pretty successful. He would like the Commission's feedback on if this is logical and makes sense, and if they find it convenient to find what they are looking for. He hopes that then

applicants would also find it relatively easy. One of the key components of the regulation re-drafting is to try and make it more users friendly.

Mr. Wood said that he is trying to hyper-link a lot of stuff, including the table of contents, so that when this goes up on line it will be more convenient for people to use it than using the paper copy. He said that he is attempting to bring into the regulations what was identified in the Plan of Conservation and Development for specific areas. He is trying to use both the language in the Plan of Conservation and Development and the language in the Design Guide Lines book. He said that one of the key areas that will have to be addressed is the delineation of some of the special districts, such as West Street, Center, North and South ends. They are not defined as to where those things end. A few questions are: should they be consolidated, should there be one set of regulations defining the different sections of town, or is each section going to be a little distinct, based on their characteristics and the qualifications of that particular district. Mr. Wood mentioned that one issue that they might have to think about is the zoning map with the scattering of districts B-1 and B-2. At some point this will be a major policy determination as to how they can better organize the actual layout, especially if they look at design based types of regulations. He briefly discussed form based regulations.

Mr. Wood said that he has tried to put in some slightly current procedures and review process information based on his experience in other communities and with other regulations. Every town has their own way of dealing with applications, applicants, etc. and what works in one town might not work in another. Mr. Wood said that this Commission would have look at this using their own experience and their understanding of this town's needs to determine what works best.

Chairman Barney said that the draft has gone from something considerably smaller on April 28th to what is now considerably larger. He asked where the expansion came from. Mr. Wood said that a lot of it is in the formatting because he has left comments in the regulations so the margins now come out wider than what they normally would be. There are also some graphics.

Chairman Barney said that the Village Districts are pretty distinct. He asked Mr. Wood what his recommendation is relative to having specific guidelines for each Village stating that Tariffville and West Simsbury are distinctly different. Mr. Wood said that Village Districts should be defined, each having its own standards.

Mr. Wood said that most everything in the regulations has been rewritten for understandability and incorporation of more contemporary standards that will work. The old regulations were out of date in a lot of ways. Over the

years things get tacked on and statutes change. People put their ideas in somewhere that seems to make sense, but it really does not. The reorganization of the regulations will take care of that. Everything has been rewritten to be more current.

Chairman Barney said regarding the Plan of Conservation and Development, one of this Commission's obligations in this set of regulations is to make sure that short of anything that would be part of the Charrette exercise is incorporated into these regulations. He asked Mr. Wood if he had gone through all the suggestions that had been given to this Commission. Mr. Wood said that he did the ones that he thought were right and he is open to this Commission's feed back on anything. Chairman Barney asked if there was any inventory of those sets of recommendations and also the ones that Mr. Wood has included. Mr. Wood said that he would have to create it as he does not have it with him. Chairman Barney feels that this would be useful to this Commission as they need to know what that inventory looks like and be able to answer to the Planning Commission prior to a public hearing as to what has been adopted. Mr. Wood said that he would make up an inventory and then they could go through those.

Chairman Barney said that there are a lot of areas that also need to be dealt with such as environmental issues, drainage issues, coverage issues, parking and impervious surface management, trees cape, energy issues, windmills, technologies, etc.

Questions and a discussion came up about bonding requirements. Mr. Wood said, as an example, that you can require bonding for storm water, parking, access improvements, possibly signage if someone was building a large shopping mall. These are bonded up front with the site development plan approval. The applicant would have to require an engineered testament of the costs of all the things that are identified in the site plan, and then the town's engineer would review it and either agree or disagree with it. You would then negotiate it and come up with a bond dollar amount.

The commissioners and Mr. Wood discussed mixed use. Chairman Barney asked Mr. Wood to come up with some ideas for definitions for mixed use. The commissioners also discussed the accessory dwelling regulation and what needs to be clarified in that regulation.

#### IV. ADJOURNMENT

Commissioner Elliott moved to adjourn the meeting at 9:25 p.m. The motion was seconded by Commissioner Vaughn and passed unanimously.

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Garrett Delehanty, Jr., Secretary