

From: Lois Laczko November 15, 2010 11:16:27 AM
Subject: Planning Commission Minutes 10/26/2010 ADOPTED
To: SimsburyCT_PlanMin
Cc:

ADOPTED

PLANNING COMMISSION MEETING
October 26, 2010
REGULAR MEETING

I. CALL TO ORDER

Chairman Loomis called the regular meeting of the Planning Commission to order at 7:03 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Mark Drake, Ferg Jansen, Sean Askham, Chip Houlihan, Alan Needham and Michael Paine. Also in attendance were Hiram Peck, Director of Planning, as well as other interested parties.

II. SEATING OF ALTERNATES

Chairman Loomis appointed Commissioner Askham to serve in the absence of Commissioner Hallenbeck and Commissioner Drake to serve in the vacated regular Planning Commission seat.

III. SECOND NOTICE AND POSSIBLE ELECTION OF PLANNING COMMISSION SECRETARY IN ACCORDANCE WITH ADOPTED PLANNING COMMISSION RULES AND PROCEDURES TO FILL POSITION VACATED BY GERALD POST.

Chairman Loomis asked if there were any questions by the Commission members regarding the procedures and rules with respect to elections. There were none.

Chairman Loomis made a motion to nominate Commissioner Paine to be Secretary of the Planning Commission. Commissioner Drake seconded the nomination.

Commissioner Houlihan stated that he believes that only regular members could vote regarding this issue. Chairman Loomis disagreed. He stated that regular members as well as any alternate members that are designated to act at a particular meeting are referred to as members.

Commissioner Jansen made a motion to nominate Commissioner Houlihan to be

Secretary of the Planning Commission.

Commissioner Houlihan stated that he believes the Commission consists of six regular members and three alternate members. When there is an election of officers, there is specific reference to regular members. Chairman Loomis disagreed.

Commissioner Jansen stated that he is supporting Commissioner Houlihan because he has more experience and he has been on this Commission longer; because he has a legal background; and because like other Commissions, the Chairman and Secretary come from different Parties.

Chairman Loomis stated that he is in support of Commissioner Paine because he is committed to the Town, long range; because he brings a wealth of experience; and because for several years, he sat behind the camera for SCTV while this Commission drafted the POCD. Chairman Loomis stated that he knows Commissioner Paine well enough to feel comfortable with him as Secretary and as Acting Chairman.

Commissioner Drake stated that he feels that the Chairman of the Commission needs to be comfortable with who he works with. He will support Chairman Loomis' nominee, although he feels that Commissioner Houlihan is an excellent candidate also.

Regarding the nomination of Commissioner Paine for Secretary of the Planning Commission, Commissioners Drake, Askham, Paine and Loomis voted in favor. Commissioners Houlihan and Jansen voted in opposition.

Regarding the nomination of Commissioner Houlihan for Secretary of the Planning Commission, Commissioner Jansen and Houlihan voted in favor. Commissioners Drake, Askham, Paine and Loomis voted in opposition.

IV. POSSIBLE APPROVAL OF MINUTES October 12, 2010

For the purpose of approving the minutes, Chairman Loomis asked Commissioner Drake to step down and asked Commissioner Needham to replace him.

Several edits were made to the minutes.

Commissioner Jansen made a motion to approve the October 12, 2010 minutes as amended. Commissioner Askham seconded the motion, which was approved. Commissioners Houlihan and Paine abstained.

V. UPDATES

Planned Area Development (PAD)

Mr. Peck stated that the PAD application was approved for West Street by the Zoning Commission on October 18th. There were two people who spoke against this application at the hearing. He stated that the approval was published; they now need to wait the appeal period, which is fifteen days. If the application goes forward, the developer will submit a final Site Plan. The Zoning Commission will then make a determination if the Site Plan closely matches the Master Development Plan.

Chairman Loomis stated that the applicant made presentations to each Board and Commission separately. Mr. Peck stated that the applicant was willing to listen to the input from Boards and Commissions. He feels that this will set a high standard for future PAD development applications in Simsbury.

Chairman Loomis stated that this development is for a highly residential use. Mr. Peck stated that each PAD will be very different. He stated that the mix for this project is much different if you take into account the whole neighborhood rather than just looking at the development alone.

Commissioner Houlihan stated that there was a great deal of discussion regarding if this Regulation should be filled with limitations in design. He believes this application showed that these limitations are not needed. The application and uses are dependent upon where the development is and what surrounds the development.

Chairman Loomis stated that the Planning Commission supported the PAD Regulation in its current form. He stated that they strengthened the PAD Regulation with respect to it being key to the POCD as a general reference.

Meadowood

Mr. Peck distributed a copy of the Development Agreement for Meadowood. Through this, the Town was able to make sure the applicant does what the Boards and Commissions agreed to. This Agreement and the exhibits are now on file in the Town Clerks Office as well as the Planning Department.

Mr. Peck stated that the whole reason for the Agreement was because the soil remediation had not been done. In order for the developer to file the mylar indicating that the soil remediation had been done which was originally a requirement, it cannot be done without the Agreement being completed.

Commissioner Needham stated that if this project does not go forward, no remediation would be necessary. Mr. Peck stated that this is correct.

Also, any new owners would need to comply with this Agreement.

Town Center Zoning Regulation

Mr. Peck stated that the Code is on the Town website. He stated that he continues to welcome comments from Board and Commission members. He stated that he has reviewed comments from the Town Attorney and Attorney Sitkowski and will be getting them to the consultant by the end of the week. He would like to get the final draft of the Code to Boards and Commissions soon. He is hopeful that the final draft can be adopted by the Zoning Commission prior to the end of the year.

Mr. Peck stated that there are three levels of review that applications will go through depending upon how big or small they are. Applications that are relatively small can be administratively approved; applications that are a bit larger would go through the Site Plan process through the Design Review Board and Zoning Commission; and special permit or large applications would go through the public hearing process.

Mr. Peck stated that the Board of Selectmen has decided that the consultant will be back to Simsbury in order to review the final draft with the Boards and Commissions.

Incentive Housing Zone (IHZ)

There was no report.

DOT Traffic Study

Mr. Peck stated that he believes the contract was signed and the consultant has been selected. Public input will begin prior to the end of the year.

VI. STAFF REPORT(s)

There were none.

VII. APPROVAL OF 2011 REGULAR MEETING SCHEDULE

The Commissioner members reviewed the proposed 2011 Regular Meeting Schedule. Chairman Loomis suggested eliminating the December 27, 2011 meeting. There was also a question when Election Day will be in 2011.

Commissioner Houlihan made a motion to approve the 2011 Regular Meeting Schedule as amended with the removal the December 27, 2011 meeting. Commissioner Jansen seconded the motion, which was unanimously approved.

VIII. COMMUNICATIONS AND ADMINISTRATIVE BUSINESS

CRCOG Meeting Report

Commissioner Drake stated that there was a DEP representative at the last CRCOG meeting. These representatives were there for consultation for Low Impact Storm Water issues and techniques. He stated that there was also a discussion regarding smart growth and sustainable development. He stated that they would also like to use Simsbury's Charrette and product as a model, as a template for development throughout the region.

Commissioner Drake stated that CRCOG has recently received a grant from HUD on sustainable community planning development from north of Springfield down through Hartford and over to New Britain.

Commissioner Drake stated that CRCOG has not had any referrals to report on since June of 2010.

IX. ADJOURNMENT

Commissioner Jansen made a motion to adjourn the meeting at 8:18 p.m. Commissioner Askham seconded the motion, which was unanimously approved.