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PLANNING COMMISSION – MEETING MINUTES

Tuesday, June 28, 2022, at 7:00 P.M.

Main Meeting Room at Simsbury Town Hall, 933 Hopmeadow Street, Simsbury, CT 06070

I. CALL TO ORDER – Chair Leavitt-Smith called the meeting to order at 7:05 P.M.

II. ROLL CALL

Present: Town Planner, George McGregor; Chair, Erin Leavitt-Smith; Secretary, William Rice; Diane Duran, Julie Eaton, and Glenn Chalder

Absent: Holly Beum, Donald Colantonio, Joseph Campolieta, Marcus Furze, and Craig MacCormac

Diane Duran was appointed as a regular seated member for tonight’s meeting.

PLEDGE OF ALLEGIANCE

All present stood for the Pledge of Allegiance.

III. APPROVAL OF MINUTES OF THE MAY 10, 2022, REGULAR MEETING

MOTION: Secretary Rice made a motion to accept the Minutes of the May 10, 2022, Regular Meeting as written. Chair Leavitt-Smith seconded the motion. The motion carried unanimously. Commissioner Duran abstained. (3-0-1).

IV. NEW BUSINESS

1. POCD Update and Scope Discussion

- Glenn Chalder, a Planning Consultant will be working with the Commission.
- Mr. Chalder stated that he worked on the Town’s POCD in 2007 and its update in 2017.
- Secretary Rice stated that the Commission wanted to focus on the word “character” and was interested in how other Connecticut towns are utilizing that word.
- Mr. Chalder responded that “character” is no longer acceptable by the zoning perspective, and towns are now using “characteristics.”
- Mr. Chalder stated in 2017 the Legislator passed the requirement for Affordable Housing Plans, and the first step in creating these plans is to open the community’s eyes that there is a need for them.

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- Mr. Chalder added that it would be helpful to look at what sorts of regulations have municipalities done to support Affordable Housing and identifying what zones would be suitable with the Zoning Committee.
- Mr. McGregor stated that there is also an opportunity to enhance the language concerning accessory dwelling units.
- Mr. Chalder commented that diversity of housing should also be discussed and used the example of elderly residents who want to stay in town but would be better accommodated with a smaller housing unit.
- Mr. McGregor inquired to Mr. Chalder what needs to be included in the POCD and what can the Assessor do on their own in creating a program of what qualifies and what doesn't.
- Mr. Chalder responded that Statute 12107 says that the only way the local option works is it has to be recommended in the POCD and has to be adopted by town meeting and once those are both done you can have your Open Space program.
- Commissioner Eaton stated that the twelve parcels of Open Space land and assess what the minimum acreage is for all of them, and when the jurisdiction happened.
- Mr. Chalder suggested that when it came to figuring out what would be more fiscally beneficial in concern of open space or solicitation, there needs to be discussion on what the possible use of this land will be and what you want for a work product.
- Mr. Chalder recommended a public meeting or video, and a survey to get public input, and for the community to see what issues are happening in town so that they can see the range of importance of concerns.

2. Referral from the Zoning Commission

Application #22-18 of the Simsbury Zoning Commission for a text amendment to Section 3.5 of the Zoning Regulations regarding Residential Accessory Buildings and Uses.

MOTION: Secretary Rice made a motion to return a positive referral to the Zoning Commission of **Application #22-18**, finding the application consistent with the 2017 Simsbury Plan of Conservation and Development. Commissioner Eaton seconded the motion. The motion carried unanimously. (4-0-0).

Mr. McGregor stated that there will be a public hearing during a special meeting for this on July 25, 2022, at 7:00 P.M.

V. CORRESPONDENCE

No correspondence.

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VI. ADJOURNMENT

MOTION: Secretary Rice made a motion to adjourn the meeting. Chair Leavitt-Smith seconded the motion. The motion carried unanimously. (4-0-0).

Chair Leavitt-Smith adjourned the meeting at 8:46 P.M.

Respectfully Submitted,

Amanda Blaze
Commission Clerk