Subject to Approval

**PLANNING COMMISSION**

**Tuesday, July 11, 2023, at 7:00 P.M.**

**Public Meeting was held in the Main Meeting Room at Simsbury Town Hall**

**933 Hopmeadow Street, Simsbury, CT 06070**

1. **CALL TO ORDER** – Chair Leavitt-Smith called the meeting to order at 7:04 P.M.

 **ROLL CALL**

 **Present:** Town Planner, George McGregor; Planning Consultant, Glenn Chalder; Chair, Erin Leavitt-Smith; Secretary, William Rice; Holly Beum, Donald Colantonio, Julie Eaton, Marcus Furze

 Commissioner Furze was appointed as a regular member for tonight’s meeting.

 **Absent:** Joseph Campolieta

 All present stood for the Pledge of Allegiance.

1. **APPROVAL OF MINUTES**

 **June 8, 2023, Special Meeting**

 **MOTION:** Secretary Rice made a motion, seconded by Commissioner Eaton, to accept the Minutes of the June 8, 2023, Special Meeting as submitted. The motion `. carried unanimously. (6-0-0).

 **June 27, 2023, Regular Meeting**

* Chair Leavitt-Smith stated that page 2, line 90, “divisibility” should be “disability.”
* Commissioner Eaton said that on page 2, after line 124, that Tucker Salls’ comments on his experience renting should be included.
* Chair Leavitt-Smith stated that Secretary Rice, not she, adjourned the meeting.

 **MOTION:** Secretary Rice made a motion, seconded by Commissioner Beum, to accept the Minutes of the June 27, 2023, Regular Meeting, as amended. The motion carried unanimously. (6-0-0).

1. **PUBLIC HEARINGS**

No public audience spoke.

1. **NEW BUSINESS**

 **ZC 23-18 30 Dorset Crossing Referral from Zoning Commission to modify the Dorset Crossing PAD Master Plan**

* Mr. McGregor stated that the draft condition to the Zoning Commission that says, “The applicant shall provide 10% of the units of land lot H as affordable. An affordability plan shall be provided at the time of site plan submission.”

 **MOTION:** Commissioner Beum made a motion, seconded by Chair Leavitt-Smith, that the Planning Commission make a positive referral based on the request being consistent with the Plan of Conservation and Development. The motion carried unanimously. (6-0-0).

* Secretary Rice stated that he did not believe it was fully consistent with the POCD. He said that it would negatively impact the physical characteristics of the town. He discussed apartment development not being wanted by members of the community. Commissioner Eaton agreed.
* Commissioner Beum stated that although the public did not want any obstructions from the views, this plan is sensitive to that and is set back from the street.
* Chair Leavitt-Smith stated that this would not impact any open space, it was just a refurbishing from office buildings that are predicted to not be successful based on current trends.
* Commissioner Eaton and Secretary Rice brought up how it would be a reduction in retail space.
* David Ziaks, President of F. A. Hesketh & Associates, Inc. stated that lot F will have commercial development, the 15,000 ft. building will most likely be mixed use commercial, and lot A would be the 72 units of rental housing, with 8 units being affordable housing.
* Secretary Rice reiterated that there are many comments from residents not wanting more apartment developments.
* Mr. Ziaks responded that there is a need for housing.
* Secretary Rice and Commissioner Beum responded that the need is for affordable housing.
* Mr. Ziaks said they are offering 10% of affordable housing and that any more would not be an economically viable project.
* Secretary Rice responded that the Commission has an obligation to fulfill requirements from the State of Connecticut relative to the number of affordable housing units in Simsbury. Building a 72-unit apartment building, with only 8 units being affordable, is not in the right direction.
* Mr. Ziaks responded that this project needs to be finished and has been inactive for years. Retailers do not want to be in a place that is unfinished, and with more residents living there the more convenience will be necessary.

 **MOTION:** Chair Leavitt-Smith stated that all those who are in favor of giving a positive referral to the Zoning Commission signify by saying “aye.” Chair Leavitt- Smith and Commissioner Beum said, “aye.” Chair Leavitt-Smith asked for all those opposed. Secretary Rice, Commissioner Eaton and Commissioner Furze said, “nay.” Chair Leavitt-Smith if there were any abstentions. Commissioner Colantonio abstained. Chair Leavitt-Smith stated that it fails. (2-3-1).

 Commissioner Eaton proposed submitting a neutral referral because the change reduces the opportunity to grow in economic development, as well as mixed-use development.

 **MOTION:** Commissioner Eaton made a motion, seconded by Secretary Rice, to submit a neutral referral to the Zoning Commission for the Dorsett Crossing change, as they would be reducing the opportunity to grow economic development, as well as, supporting mixed-use development; there are two competing pieces. Chair Leavitt- Smith and Commissioner Beum opposed. The motion carried. (4-2-0).

 **ZC 23-27 Mobile Food Vendors Text Amendment Referral from Zoning Commission**

* Mr. McGregor stated that the draft adds mobile food vendors in the industrial and commercial zoning contingencies and adds them only in locations where there is an existing food and/or beverage use on site.
* He stated that nearby restaurants are concerned about competing interests and that he responded by saying that if restaurants want a food truck on their site that would be okay.

 **MOTION:** Secretary Rice made a motion, seconded by Commissioner Colantonio, to send a positive referral to the Zoning Commission, citing consistency with the POCD, especially with respect to economic development. The motion carried unanimously. (6- 0-0).

1. **PLAN OF CONSERVATION AND DEVELOPMENT**

 **POCD Draft Work Session**

Mr. Chalder assisted the Planning Commission with comment analysis from the audience at the June 27, 2023, Regular Meeting that focused on key aspects and overarching concepts of the POCD. Discussion consisted of audience-inspired changes.

1. **GENERAL COMMISSION BUSINESS**

No general commission business.

1. **CORRESPONDENCE**

No correspondence.

1. **ADJOURNMENT**

 Chair Leavitt-Smith adjourned the meeting without objection at 9:11 P.M**.**

Respectfully Submitted,

 Amanda Blaze

 Commission Clerk