

1 **PLANNING COMMISSION MEETING**  
2 **Tuesday, September 13, 2022, at 7:00 P.M.**  
3 **Main Meeting Room – 933 Hopmeadow Street, Simsbury, CT 06070**  
4

5 **I. CALL TO ORDER** – Chair Leavitt-Smith called the meeting to order at 7:04 P.M.  
6

7 **II. ROLL CALL**  
8

9 **Present:** Town Planner, George McGregor; Chair, Erin Leavitt-Smith; Secretary,  
10 William Rice; Holly Beum, Joseph Campolieta, Diane Duran, and Marcus Furze  
11

12 Commissioner Diane Duran and Commissioner Marcus Furze were appointed as a  
13 regular seated members for tonight’s meeting.  
14

15 **Absent:** Donald Colantonio, Julie Eaton, and Craig MacCormac  
16

17 **PLEDGE OF ALLEGIANCE**  
18

19 All present stood for the Pledge of Allegiance.  
20

21 **III. APPROVAL OF MINUTES OF THE August 9, 2022, REGULAR MEETING**  
22

23 **MOTION:** Secretary Rice made a motion to accept the Minutes of the August 9, 2022,  
24 Regular Meeting as written. Commissioner Beum seconded the motion. The motion  
25 carried unanimously. Commissioner Campolieta and Commissioner Furze abstained.  
26 (4-0-2).  
27

28 **IV. NEW BUSINESS**  
29

30 **1. Referral to the Planning Commission pursuant to CGS 8-24 for an easement**  
31 **area for school use adjacent to the Squadron Line School**  
32

- 33 • Mr. McGregor stated that this did not make it to the Board of Selectmen’s  
34 September 12, 2022, meeting so no action can be made at this time.  
35

36 **MOTION:** Secretary Rice made a motion to delay **Referral to the**  
37 **Planning Commission pursuant to CGS 8-24 for an easement area for**  
38 **school use adjacent to the Squadron Line School** until it is presented to  
39 the Board of Selectmen. Chair Leavitt-Smith seconded that motion. The  
40 motion carried unanimously. (6-0-0).  
41  
42  
43  
44

45 **2. Zoning Commission Referral to the Planning Commission for the opt out of**  
46 **Subdivision (9) of Subsection (d) of Section 8-2 of CGS PA 21-29, related to**  
47 **state mandated parking requirements for residential uses**  
48

- 49
- Mr. McGregor stated that there is a mandatory standard that you shall not require more spaces than one space per studio unit, one space per one bedroom unit, and two spaces per two or more-bedroom units. If you do not opt out, you cannot change it, amend it, or tailor it to specific situations. Simsbury's regulations conflict with that and require two spaces per all residential units.
  - Commissioner Campolieta inquired about whether keeping the two-parking space requirement will impact affordable housing developments. Mr. McGregor responded that it could impact multiple family units.
- 58

59 **MOTION:** Commissioner Campolieta made a motion to give a **positive**  
60 **referral to the Zoning Commission for the opt out of Subdivision (9) of**  
61 **Subsection (d) of Section 8-2 of CGS PA 21-29, related to state**  
62 **mandated parking requirements for residential uses.** Secretary Rice  
63 seconded the motion. The motion carried unanimously. (6-0-0).  
64

65 **3. POCD Status Update**  
66

- Mr. McGregor stated that there are no changes from what the Board already agreed to being made. After it is received it will be forwarded to the Town Attorney for review.
  - He stated that the expectation is that the Board will see Mr. Chalder on a monthly basis. Chair Leavitt-Smith responded that seeing him at the first meetings of the month would be best.
- 73

74 **4. Conservation Commission/Inland Wetland and Watercourses Agency Joint**  
75 **Meeting Update**  
76

- Mr. Gregor stated that the development of the survey and identification of what stakeholders will be reached out to, will be discussed.
- 79

80 **V. CORRESPONDENCE**  
81

- Secretary Rice stated that he is running for Vice Chair of CROG.
  - Mr. McGregor stated that DEI is working on more presentations.
- 84

85 **VI. ADJOURNMENT**  
86

87 **MOTION:** Secretary Rice made a motion to adjourn the meeting. Commissioner Beum  
88 seconded the motion. The motion carried unanimously. (6-0-0).  
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90 Chair Leavitt-Smith adjourned the meeting at 7:37 P.M.

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92

93 Respectfully Submitted,

94

95 Amanda Blaze

96 Commission Clerk