

ZONING COMMISSION - REGULAR MEETING MINUTES

MONDAY, May 16, 2022

The public hearing was web-based on Zoom at <https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER – Chairman Ryan called the meeting to order at 7:00pm.

1. **Appointment of Alternates:** Melissa Osborne

Present: Kevin Gray, Laura Barkowski, Bruce Elliott, Anne Erickson, Diane Madigan, David Ryan, Melissa Osborne, Wendy Mackstutis

Absent: Amber Abbuhl, Donna Beinstein, Jackie Battos, Tucker Salls

II. APPROVAL OF MINUTES of the May 02, 2022 regular meeting minutes

Chairman Ryan stated the motion count for Applications 22-13 and 22-14 should be corrected to “All in favor, no opposed, no abstentions. (6-0-0)”

Mr. Elliott made a motion to approve the minutes with the corrections cited. Ms. Erickson seconded.

MOTION: All in favor, no opposed, no abstentions. (6-0-0)

III. OLD BUSINESS

1. **Applications**

1. None

IV. NEW BUSINESS

1. **Receipt of New Applications**

1. **Application #22-16** of AMJ524, LLC. Applicant/Owner; ARTfx, Agent; application for a sign permit pursuant to section 9.2 of the Zoning Regulations for the construction of a ± 18 square foot non-illuminated sign for the property located at 522 Hopmeadow Street (Assessor’s Map G12 Block 132 Lot 024) Zone B-2.

Chairman Ryan noted the application was to change the content of the sign while keeping the existing sizing. Mr. McGregor stated the application went before the Design Review Board and received favorable support, however no vote was taken due to the lack of a quorum.

Mr. Gray made a motion to approve application 22-16 with the following conditions of approval: 1 an administrative zoning permit is required for construction. Ms. Madigan seconded.

MOTION: All in favor, no opposed, no abstentions. (6-0-0)

V. GENERAL COMMISSION BUSINESS

1. **Accessory Dwelling Unit Discussion**

The comparison of the current Simsbury Zoning Regulations and Public Act 21-29 were discussed. Chairman Ryan stated the definition of attached accessory dwelling unit should be clarified to avoid confusion between attached and detached units. Discussion ensued over the square footage requirement for ADUs. The Commission opted to replace the minimum or maximum square footage number allowed for accessory dwelling units with 30 percent or

51 the floor area of the primary dwelling. The shared utility and the shared passageway requirements between the
52 accessory and the primary dwelling unit of the ADU regulations would be dropped in the new draft regulations.

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54 **VI. ADJOURNMENT**

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56 Mr. Gray made a motion to adjourn the meeting. Seconded by Ms. Madigan.

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58 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)

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60 Chairman Ryan adjourned the meeting at 8:07pm.

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63 Respectfully Submitted,

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65 Joseph Hollis, Acting Clerk
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