

1 **MINUTES**
2 **ZONING COMMISSION – REGULAR MEETING**
3 **MONDAY, May 6, 2024 at 7:00 P.M.**
4 **Simsbury Public Library**
5 **725 Hopmeadow Street, Simsbury, CT 06070**

6
7 **I. CALL TO ORDER** – Chairman Elliott called this meeting to order at 7:00 p.m.
8

9 **Present:** Zoning Chairman, Bruce Elliott; Zoning Commission Vice Chairman, Tony
10 Braz; Zoning Commissioners, Kate Beal; Zoning Commission Alternate Members:
11 Jackie Battos; Planning and Community Development Director, George McGregor;
12 Assistant Town Planner, Brittany MacGilpin.
13

14 **Absent:** Zoning Commission Members Diane Madigan, Tucker Salls, and Shannon
15 Leary; Zoning Commission Alternate Member Josh Michaelson
16

17 Commissioner Battos was seated for Tucker Salls.
18

19 Chairman Elliott announced that the Agenda item related to the zoning prioritization
20 exercise would not take place this evening.
21

22 **II. APPROVAL OF MINUTES**
23

24 • April 15, 2024 REGULAR Meeting
25

26 Vice Chairman Braz recommended the following revisions:
27

28 Line 15, delete reference to former Commissioner Moore
29

30 Line 83, delete comma
31

32 Line 84, replace “to” with “of
33

34 Lines 169 and 193, insert “\$” in front of cost numbers
35

36 • April 15, 2024 SPECIAL Meeting
37

38 Vice Chairman Braz recommended the following revisions:
39

40 Line 21, delete reference to former Commissioner Moore
41

42 **MOTION:** Vice Chairman Braz moved to approve the April 15, 2024 Regular meeting
minutes and the April 15, 2024 Special meeting minutes, as amended. Commissioner
Beal seconded the motion. The motion carried. (4-0-0)

43 **III. NEW BUSINESS-Public Hearing**

44

45 **Application ZC 24-10**, a Text Amendment to Section 6 (Floodplain Zone) and Section
46 17 (Definitions) of the Simsbury Zoning Regulations related to the time period used to
47 determine cumulative Substantial Improvements.

48

49 Chairman Elliott opened the public hearing

50

51 Vice Chairman Braz read the Call and Notice.

52

53 Assistant Town Planner MacGilpin provide a brief power point summary presentation of
54 the proposed text amendment offered by Town Staff.

55

56 Commissioners asked questions related to the purpose and intent of the proposed
57 amendment.

58

59 The follow members of the public offered public comment:

60

61 Laurie Miller of 86 Riverside Rd. spoke in favor of the amendment.

62

63 Susan Olsen of 109 Hopmeadow St. and owner of 87 Riverside Rd. spoke in favor of the
64 amendment and that it will benefit property owners.

65

66 Nord Christensen of 35 West Mountain Rd. spoke in favor of the amendment and
67 suggested that the amendment did not go far enough and that perhaps certain
68 maintenance and improvements could be exempted for substantial improvements totals.

69

70 Commissioner Battos made a **Motion** to close the public hearing, seconded by
71 Commissioner Bratz. The motion carried (4-0).

72

73 **MOTION:** Moved, the Zoning Commission **APPROVES** Application ZC #24-10 of the
74 Simsbury Zoning Commission, Applicant, for a text amendment to Simsbury Zoning
75 Regulations pursuant to Section 6 (Floodplain Zone) and Section 17 (Definitions) related
76 to the time period used to determine cumulative Substantial Improvements. The approval
77 is subject to the regulation as outlined in the Staff Report dated, May 6, 2024. The
78 effective date of this regulation is May 27, 2024.

79

80 **IV. GENERAL COMMISSION BUSINESS**

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82 **Plan Implementation Committee**

83

84 Chairman Elliott announced that Vice Chairman Braz has been appointed to the Planning
85 Commission POCD Plan Implementation Committee (PIC).

86

87 V. **ADJOURMENT**

88

89 **MOTION:** Commissioner Beal moved to adjourn the meeting. Commissioner Braz
90 seconded the motion. The motion carried unanimously. (4-0-0)

91

92 The meeting adjourned at 7:33 P.M.

93

94 Respectfully Submitted,

95

96 George K. McGregor, AICP

97 Planning Director