

42 **MOVED:** Ms. Madigan moved to close this public hearing. Ms. Erickson seconded the
43 Motion.

44 **VOTE:** Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
45 Motion passed 5-0-0

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47 The Commission discussed the current liquor stores in town, the background of this
48 location and parking.

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50 **MOVED:** Ms. Madigan moved to approve this application. Ms. Erickson seconded the
51 Motion.

52 **VOTE:** Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – nay
53 Motion passed 4-1-0

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55 **IV. NEW BUSINESS**

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57 **Application #ZC 23-18** of Dorset Crossing, LLC, Owner, David Ziaks, Applicant, for a
58 modification to the Dorset Crossing PAD Master Plan pursuant to Section 8 of the
59 Simsbury Zoning Regulations at 30 Dorset Crossing (Assessor’s Map I04 Block 403 Lot
60 013-A). **(Report on Preliminary Review).**

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62 David Ziaks and Attorney Tom Fahey appeared to update the Commission on this
63 application. It was agreed by Mr. Ziaks that 10% of the apartments will be affordable
64 housing and gave the Commission an update on this development and status of
65 occupancy. The Commission inquired about the affordable housing, accessibility of the
66 site and number of units planned.

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68 **MOVED:** Ms. Battos moved to set a public hearing for this application on **July 17, 2023**
69 **at 7:00 p.m.** Ms. Madigan seconded the Motion.

70 **VOTE:** Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
71 Motion passed 5-0-0

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73 **V. OLD BUSINESS**

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75 **VI. GENERAL COMMISSION BUSINESS**

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77 **- Food Truck Regulations Discussion (Revised Draft)**

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79 Staff revised the draft regulations based on comments from the May 1, 2023 special
80 meeting. The Commission discussed potential problem areas of the draft regulation and
81 public concerns.

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MOVED: Ms. Madigan moved to set a public hearing for this text amendment on *July 17, 2023 at 7:00 p.m.* Ms. Battos seconded the Motion.

VOTE: Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
Motion passed 5-0-0

- Letter from Conservation Commission/IWWA

The Conservation Commission talked about their ability to hire third-party reviewers and the thresholds within the town code. The Conservation Commission sent the letter to the Board of Selectman requesting the removing of the threshold. The Zoning Commission discussed the need for the town attorney during complex applications. This matter will be added to the June 21, 2023 Agenda. The Commission has directed staff to draft a letter from the Zoning Commission.

- 446 Hopmeadow: An appeal was filed.
- The Planning Commission will be hosting a second public meeting on the draft POCD on June 27, 2023 at 7:00 p.m. at the Simsbury Public Library.
- There is an Application for the old Wagner Ford site, Application #ZC 23-24, that will be scheduled for a public hearing on June 21, 2023.
- Staff recommended a discussion regarding Public Notice consistency. This will be added to the June 21, 2023 meeting Agenda.
- The Commission discussed putting a moratorium on residential development until there is a clear plan for development.
- It was mentioned that longtime Simsbury volunteer, Ferg Jansen, passed away.

VII. PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPDATES

VIII. ADJOURNMENT

MOVED: Ms. Battos moved to adjourn this meeting at 8:14 p.m. Ms. Erickson seconded the motion.

VOTE: Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
Motion passed 5-0-0.