2       Meeting Date: June 5, 2023         3       ZONING COMMISSION         5       TOWN OF SIMSBURY         6       REGULAR MEETING – SUBJECT TO APPROVAL.         7       MONDAY, JUNE 5, 2023 at 7:00 P.M.         9       PRESENT: David Ryan, Bruce Elliott, Anne Erickson, Diane Madigan and Jackie Battos         10       ALSO PRESENT: Planning and Community Development Director George McGregor,         11       ALSO PRESENT: Planning and Community Development Director George McGregor,         12       Assistant Town Planner Brittany MacGilpin and Commission Clerk Jackie Lachance         13       Jackie Battos was seated for Kevin Gray         14       I. CALL TO ORDER – Mr. Ryan called this meeting to order at 7:02 p.m.         15       Jackie Battos was seated for Kevin Gray         16       Jackie Battos was seated for Kevin Gray         17       MOVED: Mr. Elliott moved to approve the Minutes as submitted. Ms. Erickson seconded the motion.         20       - May 15, 2023 regular meeting         21       MOVED: Mr. Elliott moved to approve the Minutes as submitted. Ms. Erickson seconded the motion.         23       VOTE: Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – abstain         24       abstain         25       Motion passed 4-0-1         26       Application ZC #23-21 of GPF Drake Hill, LLC,	1		MINUTES	
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40 Street.				
	41			

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
46		
47		The Commission discussed the current liquor stores in town, the background of this
48		location and parking.
49		
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
54		
55	IV.	NEW BUSINESS
56		
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).
61		
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.
67		-
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		<b>VOTE:</b> Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
71		Motion passed 5-0-0
72		
73	V.	OLD BUSINESS
74		
75	VI.	GENERAL COMMISSION BUSINESS
76		
77		- Food Truck Regulations Discussion (Revised Draft)
78		
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.
		1

82		
83		<b>MOVED:</b> Ms. Madigan moved to set a public hearing for this text amendment on <i>July</i>
84		17, 2023 at 7:00 p.m. Ms. Battos seconded the Motion.
85		<b>VOTE:</b> Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
86		Motion passed 5-0-0
87		1
88		- Letter from Conservation Commission/IWWA
89		
90		The Conservation Commission talked about their ability to hire third-party reviewers and
91		the thresholds within the town code. The Conservation Commission sent the letter to the
92		Board of Selectman requesting the removing of the threshold. The Zoning Commission
93		discussed the need for the town attorney during complex applications. This matter will be
94		added to the June 21, 2023 Agenda. The Commission has directed staff to draft a letter
95		from the Zoning Commission.
96		
97		- 446 Hopmeadow: An appeal was filed.
98		
99		- The Planning Commission will be hosting a second public meeting on the draft
100		POCD on June 27, 2023 at 7:00 p.m. at the Simsbury Public Library.
101		
102		- There is an Application for the old Wagner Ford site, Application #ZC 23-24, that
103		will be scheduled for a public hearing on June 21, 2023.
104		
105		- Staff recommended a discussion regarding Public Notice consistency. This will be
106		added to the June 21, 2023 meeting Agenda.
107		
108		- The Commission discussed putting a moratorium on residential development until
109		there is a clear plan for development.
110		
111		- It was mentioned that longtime Simsbury volunteer, Ferg Jansen, passed away.
112		
113	VII.	PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT UPDATES
114		
115	VIII.	ADJOURNMENT
116	,	
117		MOVED: Ms. Battos moved to adjourn this meeting at 8:14 p.m. Ms. Erickson seconded
118		the motion.
119		<b>VOTE:</b> Ryan – aye; Elliott – aye; Erickson – aye; Madigan – aye; Battos – aye
120		Motion passed 5-0-0.
121		