

From: Lois Laczko March 16, 2010 11:45:25 AM
Subject: Zoning Commission Minutes 01/25/2010 Workshop Adopted
To: SimsburyCT_ZoningMin
Cc:

Minutes from the Zoning Commission Workshop
January 25, 2010
6:30 pm
Simsbury Library Program Room

Zoning Commission members in attendance:
Jim Gallagher, Chairman
Ed Pabich, Secretary
Bruce Elliott
Amy Salls
John Vaughn

Alternate members in attendance:
Maddie Gilkey (seated for Mr. Barnett)
Dave Ryan
Also present: Town Attorney Bob DeCrescenzo. Staff; Hiram Peck, Howard Beach

The workshop meeting opened at 6:35 pm. Mr. Gallagher asked Mr. Peck to begin the workshop by discussing the July 21, 2009 draft Planned Area Development (PAD) Zoning Regulation that had previously been submitted to the Zoning Commission in August of 2009.

Mr. Peck began the discussion by summarizing the sections of the PAD recommended draft. Mr. Peck recommended the building and site coverage requirements be stated as performance measures rather than specific set percentages, which might be inappropriate in any given development. Stormwater runoff and impacts need to be controlled rather than a specific percentage of the site.

Discussion among the Commissioners ensued. Mr. Elliott suggested changes to various sections of the PAD. Mrs. Salls asked if we really needed 55 copies of the plans to be submitted. Mr. Ryan asked if we were asking the applicant to sign a blank check with regard to fees for reviewing an application. He stated that more specificity was needed. Mr. Peck stated that the regulation as drafted represented a compromise between differing points of view on the PAD subcommittee. Mr. Elliott made a motion to table work on the PAD. Mr. Vaughn seconded the motion. The motion failed on a 4-2

vote.

The Town Attorney then commented on various sections as well. He stated that he felt that section four could be revised slightly to address some of the issues raised. He stated he would be able to have those revisions ready for the Commission's next meeting on February 1, 2010 as long as he could bring them to the meeting.

Chairman Gallagher called for a motion on the draft. Mr. Pabich made a motion to send the PAD draft to public hearing. Mrs. Gilkey seconded the motion. Mr. Peck stated that the hearing date would need to be set so as to allow for proper referral to the required local and regional agencies.

The motion passed by a vote of 4-2.

The Chairman then asked Mr. Peck to bring the Commission up to date on the status of the Zoning Regulation revisions. Mr. Peck briefly discussed the history of the Zoning Regulation revisions for the new Commissioners.

He explained that several workshops had been held regarding traffic studies, exterior commercial lighting, and discussions regard various definitions in the regulations.

Mr. Peck also explained that the staff had taken the information from those workshops and was integrating that into the revised regulations. Mr. Elliott asked whether the revised regulations were going to be simply presented to the Commission for adoption or whether the Commission was going to have any further input into the regulations. Mr. Peck assured the Commission that they would have several opportunities for input. However, he again requested that anyone with any suggestions or questions on any part of the regulations to send them to the staff as soon as possible so they can be properly addressed.

A brief discussion was held on possible upcoming items.

A motion to adjourn was made by Mr. Pabich. The motion was seconded by Mrs. Gilkey

The workshop meeting was adjourned at 8:43 pm.

Respectfully submitted.