

From: Lois Laczko March 18, 2009 9:46:46 AM
Subject: Zoning Commission Minutes 03/05/2009 WORKSHOP ADOPTED
To: SimsburyCT_ZoningMin
Cc:

ADOPTED

ZONING COMMISSION MINUTES
SPECIAL WORKSHOP
MARCH 5, 2009

I. CALL TO ORDER

Garrett Delehanty called the Special Workshop of the Zoning Commission to order at 6:30 p.m. in the Main Meeting Room at the Simsbury Town Offices. The following members were present: Bruce Elliott, Ed Pabich, Alan Needham and Madeline Gilkey. Also in attendance were Director of Planning Hiram Peck, Town Attorney Robert DeCrescenzo, Commission Clerk Alison Sturgeon and other interested parties.

Mr. Elliott made a motion to appoint Mr. Delehanty to serve as Chairman for this meeting. Mr. Needham seconded the motion, which was unanimously approved.

Mr. Delehanty appointed Ms. Gilkey to serve in the absence of Mr. Barney, Mr. Needham to serve in the absence of Mr. Vaughn and Mr. Pabich to serve in the absence of Mr. Gallagher.

Mr. Delehanty welcomed Mr. Needham, the newest member of the Zoning Commission.

II. WORKSHOP TO DISCUSS TOWN OF SIMSBURY'S ZONING REGULATION REVISIONS
(continued from meeting held on 2/9/2009)

Mr. Peck stated that he would like to focus on finalizing questions that the Commission has regarding the Planned Area Development Regulation (PAD). A meeting has been scheduled on March 10th at 8 a.m. for the Economic Development Commission and the Chamber; the same presentation will be given at 6 p.m. to all of the Land Use Commissions. Attorney DeCrescenzo stated that this will be presented as a discussion document that has been reviewed by the Zoning Commission. The document will have been reviewed by the other Boards and Commissions and will come back before this Commission along with their comments. He stated that all of the Commissions have already received copies of this PAD draft.

Mr. Pabich stated that it would be helpful to share what other Towns are using this regulation and how it has worked in their community. Attorney DeCrescenzo stated that the Summerset PAD is a good illustration. This was approved in the 1980's as a mixed-use. In 2008 a developer came in for an amendment for housing, which was going to be located in one of the office building sites. He stated that everything in the PAD has been built according to the original Master Plan. When this change was sought, it was through an amendment. He stated that this PAD was a success story. Attorney DeCrescenzo stated that another PAD project that is currently in progress is Rentschler Field. Other examples are Blue Back Square in West Hartford and Evergreen Walk in South Windsor. Attorney DeCrescenzo stated that the PAD is intended to give the developer an instruction book which states what the Town is looking for and is intended to give the Town the ability to enforce this.

Mr. Elliott stated that he is supportive of the framework of the PAD, although he has no interest in the framework to accommodate big box retail stores. Attorney DeCrescenzo stated that the PAD is the most rational way to avoid the large format stores.

Mr. Needham questioned how Simsbury would be different if the PAD was put in place years ago. Attorney DeCrescenzo stated that Simsbury Commons was a large site that was well developed, although if the PAD was in place it would have had a different looking corner than what is there today. If the PAD was in place for that site, this site would have been incorporated into the neighborhood better.

Mr. Delehanty stated that the River Oaks project could have been brought in under the PAD, which would have gone through the preliminary meetings. The people who never got a chance to speak on the merits of the project could have done that during this process. He also feels that the message regarding scale would have gotten to the developer very quickly.

Mr. Elliott questioned what the next step would be after the joint meeting. Attorney DeCrescenzo stated that they will come back to the Zoning Commission with the information that was gathered from the other Boards and Commission. The thought behind this was not to get a consensus over the language of the draft, but whether or not this is a regulation that should be pursued further and whether it solves the problem of not having a mixed use regulation in Town.

Mr. Elliott questioned when the public would get a chance to give their input. Attorney DeCrescenzo stated that a public information meeting could be held after the 3/10 joint meeting and after refinements have been made. Mr. Peck stated that it is important for the public to speak, but it is also important for them to submit their thoughts in writing. This will

help the Commission know exactly what the speaker means and decide if this is something that should be added to the regulation. Attorney DeCrescenzo stated that the way this will be successful is if people come to the public information meeting with the idea that what they say will be heard and considered.

Mr. Needham questioned if the incentive housing initiative plays a role in the PAD. Mr. Peck stated that this is in the mixed use definition; this definition is a fairly standard definition that is used in many regulations across the country, although it is meant to be flexible so that housing could be added.

Mr. Peck stated that this PAD will be a template for a series of things that could be quite different. He stated that this is one model, not one simple regulation that only requires one thing.

III. ADJOURNMENT

Ms. Gilkey made a motion to adjourn the meeting at 7:18 p.m. Mr. Pabich seconded the motion, which was unanimously approved.