

**Planning and Zoning Commission  
Regular Meeting  
May 23, 2016  
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**Regular Meeting**

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:05 p.m.

**Roll Call**

Present were: Chair Kevin Grindle, Sue Hochstetter, Ev Hyde, and Randy Thompson. Also present were Alternates Anne Grenier, Gloria Langer and Staff Member Martha Fraenkel. Absent were: Gary DeCesare and Alternate Wayne DeCarli. Alternate Gloria Langer was appointed for DeCesare.

**Additions to the Agenda**

The item "Review Annual Report 2014-2015" was added to the agenda under New Business.

**Audience for Citizens**

Selectman Cahill voiced that he was a strong advocate of gasoline sales in town.

**Approval of Minutes**

**MOTION:** Hochstetter/Thompson moved/seconded to approve the minutes of the April 25<sup>th</sup> meeting. All in favor; motion passed.

**MOTION:** Hyde/Thompson moved/seconded to approve the minutes of the May 12<sup>th</sup> meeting. There was one correction: Gloria Langer was not present. All in favor of approving the minutes as corrected; motion passed.

**Old Business**

**1. PREAPPLICATION DISCUSSION – ZONING REGULATIONS AMENDMENT FOR GASOLINE SALES IN THE BUSINESS ZONE BY SPECIAL PERMIT P. PATEL**

The proposed text amendment was distributed and Bob Deluca, of CLA Engineers, represented the Patels. Under item 3, adding the phrase gasoline "and/or" diesel sales was requested. Lighting in regards to light pollution, landscape buffers, and the distance the gasoline dispensers should be from residences were all topics discussed.

Fraenkel noted that due to a recent court case, it is illegal to treat businesses zoned the same way differently. She suggested a land use attorney look over any regulations that put restrictions on the business.

Mr. Deluca said he will be meeting with the State and will ask if planting trees would be allowed in the buffer zone.

**2. DISCUSSION: PLAN OF CONSERVATION AND DEVELOPMENT 2016 – ONGOING REVIEW**

Fraenkel will distribute the survey results ranked by age via email. The next special meeting will be held on June 2 in the town hall conference room at 7 p.m.

**New Business**

**1. REVIEW ANNUAL REPORT 2014-2015**

Fraenkel distributed the 2014-2015 Annual report for the Commission to review. There were no additions by the Commission. Fraenkel will submit the report.

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**Staff Report**

Fraenkel noted that it has been very quiet for permits.

**Communications**

**1. CONSERVATION COMMISSION REPORT**

Thompson reported that the anti-gun range group in town is considering staying active.

**2. CORRESPONDENCE FROM CT SITING COUNCIL 5/2/16 AND 5/13/16**

Fraenkel reported that a decision will be made regarding the solar project by September 16, 2016.

**3. ARTICLE: FORM-BASED CODES AND THE VILLAGE DISTRICT ACT**

The article was distributed to the Commission.

**Adjournment**

The meeting was adjourned at 8:57 p.m.

Respectfully submitted,

Valerie Imre  
Recording Secretary