

Planning and Zoning Commission
Regular Meeting
July 22, 2013
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Special Meeting

Chair Grindle called the regular meeting of the Planning and Zoning Commission to order at 7:30pm.

Roll Call

Grindle, Langer, Hyde, DeCesare, and Thompson.
Hochstetter arrived at 7:34pm and Hyde at 7:35pm

Additions to the Agenda

None.

Audience for Citizens

Mike Ford of West Old Route 6 asked about the PZC decision about solar panels on the new Town Garage building and property, and added that his impression had been that the field was to remain open space in the garage building plans and expressed concern about screening.

Dot Blocker, also of West Old Route 6, stated that there was to be solar panels installed on the roof of the Town Garage on the original plan.

Mr. Ford stated that the structure was found to be not strong enough to support the solar panels.

DeCesare stated that as he remembered, the manufacturer would not guarantee the roof if holes were drilled to install solar panels.

Hyde discussed the proposed plan and timeline and Chair Grindle suggested that PZC should be involved at the end of the conversation, as what the project looked like would be determined by the community before it comes before PZC to determine if the plan meets PZC regulations.

Discussion continued regarding the process and scope of the proposed project.

Hyde left the meeting at 8PM and alternate Hochstetter was seated.

Approval of Minutes

MOTION: Thompson/ DeCesare moved/ seconded to approve the minutes of the June 24, 2013 minutes correcting a typo in the Staff Report to read: "Fraenkel distributed handout regarding prohibition of creating a non-conforming lot to PZC members to review **and** address at a future meeting." All in favor with one abstention (Hochstetter); motion passed.

New Business –

None.

Old Business

1. Discussion - revisions to zoning regulations, with focus on Business Zone and miscellaneous related Regulations

Hyde returned to the meeting at 8:37PM.

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Fraenkel reviewed the revised regulations with the commission and drew attention to areas that required further attention, including:

- Restaurant Definitions
- Prohibited Uses
- Definitions
- Building Heights, particularly accessory buildings
- Landscape section of the regulations was tabled to the next meeting

Fraenkel passed out Connecticut Federation of Planning and Zoning Agencies quarterly newsletter for all members to read.

Staff Report –

1. Fraenkel distributed handout regarding prohibition of creating a non-conforming lot to PZC members to review and address at a future meeting.

Communications

1. WINCOG Report – discussed Mansfield reviewing RA-90 regulations to adapt a house for Joshua's Trust headquarters.
2. Conservation Commission Report – none

Adjournment

Meeting was adjourned at 9:28 P.M.

Respectfully Submitted,
Liz Stillman
Recording Secretary