

Planning and Zoning Commission

Regular Meeting Minutes

September 21, 2021

A. Call to Order:

W.Parsell called the meeting to order at 7:32pm.

B. Members Present:

Chairman Walter Parsell

Andy Marco

Bob Shabot

J.Tehan

Doug Roberts

Laurie Semprebon was seated for Joe Hall

Also Present:

M.D'Amato, Zoning Agent

J. Guskowski, Economic Development Commission staff

C. Applications to be Received

No new applications were received.

D. Public Hearing

PZ-21-16: Proposed zoning amendment pertaining to use changes in the Designed Commercial Zone.

Proposed New Zoning Regulation Section 5.12: South Willington Village Mixed- Use (SWV) Applicant:

Planning and Zoning Commission

The Public Hearing was opened for the proposed Amendments.

J.Guskowski presented the proposed new zoning regulation for South Willington Village Zone. He explained that the purpose of the Regulation was to focus heavily on providing viable uses for the existing buildings within the South Willington Village area to encourage reuse and discourage the construction of new commercial buildings. Many of the uses proposed only require a simple zoning permit from staff if all of the requirements of the zone have been met and they are proposing to utilize an existing building.

J.Guskowski also explained that the Regulation was drafted to support the goals of the Design Guidelines that were part of the South Willington Village Preservation study. The Economic Development Commission also held a public listening session following a direct mailing to all of the property owners within the proposed zone. Following a fairly well attended session, the regulation that is currently before the Planning & Zoning Commission has been revised to address the comments received during that meeting.

A.Marco asked for clarification as to the approval process within the new zone to ensure that there were adequate checks and balances to ensure only appropriate businesses would be allowed to occupy these areas.

J.Guskowski clarified that none of allowable uses can occupy a space within some form of review by either staff or the Commission.

B.Shabot explained that he felt this regulation provided the right balance between the goals and principles outlined within the 2014 South Willington Village Preservation Study without providing the burdensome restrictions of a Village District which he felt was an appropriate way to encourage redevelopment in this area.

L. Semprebon agreed with B.Shabot's comments and the overall approach to the new Regulations.

Chairman Parsell asked if any members of the public wished to speak about the proposed changes before the Commission.

R.Tulis addressed the Commission and made a few grammatical suggestions for the proposed language. He also mentioned how the proposed uses relate to the need for water and/ or sewer. He then questioned why the eastern side of Village Street was excluded in the proposed zoning map.

J. Guskowski and M.D'Amato clarified that the portion of Village Street in question could also be included as part of this zone.

The Commission then moved on to discussing the proposed changes to the Designed Commercial Regulations.

M.D'Amato presented an overview of the modifications proposed to the Designed Commercial Zone which included a deletion of the High Intensity Uses and Alcohol Sections. M.D'Amato also explained the purpose for streamlining the language within the existing Designed Commercial Zone was to make the allowable uses more in line with the types of businesses which have shown interest in Willington. For low-intensity uses which are less than 5000SF, only an administrative review will be required where a Special Permit had been previously required.

W. Parsell stated that he felt the proposed changes were appropriate.

B. Shabot agreed that the changes simplify the way things are currently written without requiring multiple reviews for the same criteria.

W. Parsell made a motion to keep the public hearing open. Second by B.Shabot. All in favor, motion carries.

E. New Business

None

F. Unfinished Business

- a. **PZ-21-15:** One Lot Resubdivision 32 Hancock Rd, Applicant: Russ Heintz

M.D'Amato indicated that the applicant was still working to revise the plan and have an appraisal prepared as required by the Subdivision Regulations.

J. Tehan made a motion to continue the application to the next regular meeting. Second by L. Semprebon. All in favor, motion carries.

G. Approval of Minutes

- a. September 7, 2021

The approval of the September 7th minutes were tabled to a subsequent meeting.

H. Correspondence

None

I. Public Comment:

The Commission will hear brief comments at this time from anyone wishing to speak. No business can be conducted here nor can any comments be made about any items on the agenda

J. Staff Report/Discussion

a. Review of Cannabis Temporary Moratorium Proposed Language

M.D'Amato explained the process for adopting a temporary moratorium and the requirements related to the Cannabis law in CT.

W.Parsell fel that the six month timeframe was appropriate.

J.Tehan agreed the approach was appropriate.

B.Shabot inquired as to if there was any guidance expected by the State regarding how to regulate this issue.

M.D'Amato explained that they have not yet developed an approval process at the State level so that this point Towns are on their own.

The Commission members discused the process of adopting the Regulations and various ways to engage the public to get input.

L.Semprebon made a motion to submit the proposed language to CRCOG for review and schedule the public hearing accordingly. Second by J.Tehan. All in favor, motion carries.

b. Assistant Land Use Agent:

M.D'Amato explained that interviews for the Assistant Land Use Agent position had been conducted on September 20th and there were a total of 3 canditiates that were deemed to be qualified fo the position and interviewed. He was hopeful that the Town would be able to fill the psotion with a qualified candidate.

K. Adjournment

W.Parsell adjourned the meeting at 8:36pm