

Planning and Zoning Commission

Regular Meeting Minutes

October 5, 2021

A. Call to Order:

W.Parsell called the meeting to order at 7:34pm.

B. Members Present:

Chairman Walter Parsell

Bob Shabot

Doug Roberts

Laurie Semperebon *seated for Andy Marco*

Joe Hall (7:36)

J.Tehan (7:40)

Also Present:

M.D'Amato, Zoning Agent

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 continued from September 21, 2021.

M.D'Amato gave a brief overview of what the Commission had discussed at the last meeting. He indicated that no questions or comments had been received by staff since the last meeting.

L.Semperebon asked if the Town had held any conversations with the property owners in the South Willington Village area.

M.D'Amato outlined that the Economic Development Commisison held a public information meeting on May 26th to discuss the pending LOTCIP Sidewalk Project as well as the proposed zoning changes. As part of that process direct mailings had occurred. The regulation that is currently before the PZC is reflective of the comments received during that meeting.

W. Parsell indicated that he felt that the Regulation was appropriate and included the necessary content without being as burdensome as a traditional village district.

B.Shabot noted that Bed and Breakfast's are not listed as an allowable use in the proposed use table.

M.D'Amato confirmed that it is not currently listed as a proposed allowable use but that the use is listed elsewhere in the Regulations so it could be added to the table if the Commisison felt it was appropriate.

All Commission members concurred that including that use in the proposed Regulation would be appropriate.

B. Shabot brought up the current boundaries of the proposed South Willington Zone and suggested that the boundaries be expanded to include the same limits of the historic district.

W. Parsell indicated that was also a comment mentioned by a member of the public during the hearing at the previous meeting.

All Commission members concurred that this would be appropriate.

M.D'Amato shared a proposed Motion to Approve for the Commission to consider.

J.Tehan made a motion to close the public hearing. Second by L.Semprebon. **All in favor, motion carries.**

B.Shabot made a motion to approve, second by L.Semprebon as proposed:

Application 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

Conditions:

1. The formatting changes as discussed during the public hearing shall be incorporated into the final language.
2. Bed and Breakfast Establishments, as defined in the Regulations shall be included in the allowable uses.
3. The effective date shall be November 1, 2021.
4. The proposed zone boundaries shall be expanded to encompass the total limits of the established Historic District

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. He will be ready to present at the second meeting in October.

G. Approval of Minutes

- a. September 21, 2021

W.Parsell made a motion to approve the minutes, second by J.Tehan. **All in favor with L.Semprebon abstaining, motion carries.**

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.

None

J. Staff Report/Discussion

a. Cannabis Temporary Moratorium:

M.D'Amato explained that he'd spoken to the First Selectman and that at this time, the Board of Selectmen are not working to adopt an Ordinance related to Cannabis so there would not be a conflict with the Commission moving forward with the proposed temporary moratorium. Staff will prepare a legal notice to hold the public hearing on November 16th.

b. November 2, 2021 Meeting:

M.D'Amato stated that the first meeting in November is scheduled to be held on 11/2 which is election day. The Commission discussed the timing of holding a meeting on this date and determined cancelling the meeting was appropriate.

c. Assistant Land Use Agent:

M.D'Amato explained the new Assistant Land Use Agent has a tentative start date of October 18th.

d. Enforcement:

W.Parsell asked for a brief update on pending enforcement on River Rd.

M.D'Amato explained that both a Notice of Violation and Cease and Desist Order had been issued. The Cease and Desist was served on the property owner by State Marshal. Following the expiration of those notices, the Commission's Land Use Counsel had issued the property owner a letter indicating that if compliance was not achieved they would commence legal action against them.

K. Adjournment

W.Parsell adjourned the meeting at 7:54pm