

## **PLANNING & ZONING COMMISSION REGULAR MEETING FEBRUARY 13, 2018**

**Present:** Regular members David Colbert, Jill Cutler, Peter Kalmes, Anna Timell, alternate members Virginia Potter and Ben Gray Jr., and LUA/ZEO Karen Griswold Nelson.

**Absent:** James LaPorta and Stephen Saccardi

**Others present:** First Selectman Gordon Ridgway and members of the public.

Chairman David Colbert called the meeting to order at 7:07PM. All regular members and alternate members were seated for the evening's business.

### **1. APPLICATIONS FOR ZONING PERMITS.**

**ZP#1038 – Ron Hummel. Construction of an accessory structure – 8 Swifts Bridge Road. Permit approved.**

**ZP#1039 – Matthew and Rana Strazza – Alterations and additions to an existing family residence – 86 Popple Swamp Road.**

### **2. APPROVAL OF MINUTES:** January 9<sup>th</sup> and January 20<sup>th</sup> meeting minutes.

**Motion** made by Ms. Cutler, seconded by Mr. Kalmes, to approve the January 9<sup>th</sup> meeting minutes as presented; unanimously approved.

January 20<sup>th</sup> minutes deferred at the request of staff.

### **3. NEW APPLICATIONS:**

**SP#243 – Cornwall LLC owner – Special permit for the construction of single family residence on a lot of record outside of buildable area.**

**Motion** made by Ms. Cutler, seconded by Mrs. Timell, to set the public hearing for **SP#243** for public hearing at the March 13<sup>th</sup> meeting; unanimously approved.,

### **4. PENDING APPLICATIONS. None**

### **5. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

- **Northwest Hills COG 2018 upcoming land use seminar and training opportunities.**
- **January 30, 2018 memo from Anna Timell regarding January NWCT Annual Economic Development Summit**
- **February 1, 2018 memo from Jocelyn Ayer to Karen Nelson & Stacey Stefcik (Warren ZEO)**
- **February 8, 2018 correspondence from Tighe & Bond to the Land Use office**

### **6. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

### **7. LUA/ZONING OFFICER'S REPORT.**

Griswold Nelson addressed "observations" made at the October 20<sup>th</sup> Plan of C&D from the EDC subcommittee chair Anna Timell with discussion by the Commission. There was general discussion of Plan of C&D subcommittees including their roles, noticing requirements, quorums, minute's requirements and past practice and process.

Information regarding the 70<sup>th</sup> Annual CFPZA Conference March 22<sup>nd</sup> at the Aquaturf was made part of the record. It was announced (Griswold Nelson) that Chairman Colbert had been named to receive a 12-Year Length of Service Award and that long time Town Planner Tom McGowan had been named to receive a Lifetime Achievement Award.

**8. PLANNING WORKSHOP** to include but not limited to discussion of proposed “agricultural” regulations being brought forth for discussion by the Economic Development subcommittee meeting, subcommittee appointments and other zoning/subdivision regulatory matters.

A revised version of the agriculture/farming regulations (Timell/McGowan) were distributed for review and discussion. Recommended changes were discussed with a revised version to be prepared for discussion in March. There was discussion of legal review with the matter to be followed up by staff.

## **9. ADJOURNMENT.**

**Motion** made by Mr. Kalmes, seconded by Mrs. Timell, to adjourn at 8:45; unanimously approved

Respectfully submitted

Karen Griswold Nelson