

## **PLANNING & ZONING COMMISSION REGULAR MEETING JUNE 11, 2019**

**Present:** Regular members David Colbert, James LaPorta, Virginia Potter and Stephen Saccardi, alternate members Ben Gray Jr, and Phill West, Commission planning consultant Tom McGowan and LUA/ZEO Karen Griswold Nelson

**Absent:** Jill Cutler, Anna Timell and alternate James Terrell.

**Others present:** Hector Prud'homme

Chairman Colbert called the meeting to order at 7:05PM with a quorum established. Alternate member Ben Gray was seated for regular member Anna Timell and alternate member Phill West for Jill Cutler.

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

**ZP#1061 – CT Home LC/Sam and Lynn Waterston – Addition to a single family residence – 92 Great Hollow Road. Permit approved.**

**ZP#1062 Carroll Dunham – Construction of a detached accessory apartment (approved by special permit) and swimming pool. Pine Street.**

- 1. APPROVAL OF MINUTES:** January 2017 and 2018 Planning meeting minutes and May 14 regular meeting minutes.

**Motion** made by Mr. Saccardi, seconded by Mr. West to approve the minutes from the May 14<sup>th</sup> regular meeting as presented; unanimously approved.

- 2. NEW APPLICATIONS:**

**SP249 – Jane Herold/Robert Adzema owners/applicants – Special Permit in a R-3 Zone – Traditional home enterprise(s) – 54 Sharon Goshen Turnpike.**

**Motion** made by Mr. Gray, seconded by Mr. LaPorta to set **SP249 – Jane Herold/Robert Adzema owners/applicants – Special Permit in a R-3 Zone – Traditional home enterprise(s) – 54 Sharon Goshen Turnpike;** unanimously approved.

- 3. PENDING APPLICATIONS: None.**

- 4. CORRESPONDENCE AND COMMUNICATIONS RECEIVED.**

- 5. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION.**

Chairman Colbert stated that he has conflicts both with the July and August meetings and requested changing the date of the August meeting to August 6. As that date was good for all present, he planned to ask the same of the members not present and get back to the Commission with the results.

- 6. LUA/ZONING OFFICER'S REPORT.**

Griswold Nelson addressed the receipt of invoices from Planning Consultant Thomas McGowan, an Invoice in the amount of \$2,150.00 (21.5 hours @\$100.00 per hour) for all professional services from June 1, 2018 to June 10, 2019 and a June 10th invoice from the Northwest Hills Council of Governments for NHCOC staff time spent December 1, 2018 –

May 31, 2019 (64.5 hours) in the amount of \$6595.00. Griswold Nelson stated the NHCOC bill would be paid 5 from the 2018-2019 \$10,000 capital expense Town Plan line item and Mr. McGowan's bill from the Land Use expense line for professional services. It was noted that another \$10,000 had been added to the 2019 – 2020 capital expense Town Plan line.

**Motion** made by Mr. LaPorta, seconded by Mr. Gray to approve the expenditures as presented; unanimously approved.

Griswold Nelson re-addressed her decision to require zoning compliance in terms of setbacks for generators and propane tanks due to the increasing trend to place such large structures customarily attached or in close proximity to a residential structures outside of the normal building envelope. It was noted that both required additional permitting including area health approval and in some cases, as in the example of buried propane tanks, wetlands approval.

**7. PLANNING WORKSHOP with Commission planning consultant to include but not limited to discussion of possible regulatory changes consistent with the 2010 and 2020 Plans of C&D, 2020 subcommittee (EDC, Natural Resources, Housing, Cultural, and Youth) reports, and other zoning/subdivision regulatory matters.**

Information made part of the record for discussion.

The “possible regulatory changes” were compiled with Commission input following the regular May Meeting and were documented in Chairman Colbert’s circulated “2019.06.06 Possible Reg Changes” memo

Email communications from Tom McGowan regarding regulatory changes. (Emailed to the Commission prior to the meeting).

There was general discussion of the recommendations in the documents prepared, with Mr. McGowan directed to come back to the Commission with specific recommendations.

**8. ADJOURNMENT.**

Motion made by Mr. Gray, seconded by LaPorta to adjourn at 9:15PM; unanimously approved.

Respectfully submitted,

Karen Griswold Nelson