

**Planning and Zoning Commission**  
**December 15, 2020 – 7:30 PM**  
**Meeting Minutes**  
**Please Note: This meeting was held online.**

**Members Present:**

Walter Parsell  
Joe Hall  
Laurie Semprebon  
Doug Roberts  
Bob Shabot

**Not Present:**

Joe Lucia  
Andy Marco

**Other Members Present:**

Michael D’Amato – Zoning Agent  
Ashley Stephens- Assistant Land Use Agent

W. Parsell opened the meeting at 7:32 pm.

**A. Public Hearing:**

N/A

**B. New Business:**

1. Commission internal discussion of Animal Unit Regulations

There was discussion regarding our regulations compared to surrounding towns based on the research that staff pulled together.

Most subdivisions don’t meet the minimum requirement because they were created prior to zoning regulations requiring 2 acres. Some of the commission members feel that 80,000 square feet is too large but don’t want to go under 1 acre. They want to make sure residents with livestock are not a nuisance to neighbors but understand not necessarily all livestock need 80,000 square feet. The commission would like to ensure that any changes include standards to ensure residents will not have manure and other smells from the livestock affect neighbors.

There was discussion about the residents who live in the Historic District and that they need a certificate of appropriateness to build a structure, which includes a coop for livestock.

M. D'Amato spoke about the RC&D and the standards they put forth, noting Ellington's livestock regulations. They note that there is at least 250 feet from the coop and the neighbor, where as in Willington, it is much closer.

There was discussion on needing a permit instead of expressly allowing livestock based on the regulations.

The discussion closed on the understanding that M. D'Amato and A. Stephens will continue to research surrounding towns to compare the standards further. The commission is open to changing the regulations if it does not become too complicated for enforcement but it is known that this would need to have a public hearing before the regulations were changed to get the town resident's input.

#### **E. Unfinished Business:**

##### **1. Section 19, Signs: Update**

M. D'Amato stated the regulations are continually being worked on. We are working on putting in graphics to make them clearer. We still want them to be Dark Skies compliant, so it will be required to meet the standard but not the seal.

#### **F. Approval of Minutes:**

##### **1. November 17, 2020**

B.Shabbot made a motion to approve the minutes from November 17, 2020.

W. Parsell seconded the motion. L. Semprebon abstained as she was not present. Everyone else was in favor. Minutes were approved.

#### **G. Correspondence**

M. D'Amato stated there are no new updates.

#### **H. 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.

R. Chinchilla spoke on behalf of the historic district commission stating that they are not out to get anyone in the neighborhood relating to chicken complaints. But there is a house in the historic district that is surrounded by a large amount of fowl. They want the ordinances and regulations to be upheld.

## **I. Staff Report/Discussion**

### **1. Enforcement Update**

M. D'Amato stated there is a property in town with unregistered vehicles and they are still in violation. Multiple attempts to gain compliance have been made, and the cease-and-desist order expired this past weekend to appeal or comply and neither has been done. It has been referred to our town attorney, where he will give a last warning, and if they do not comply, we will move forward.

W. Parsell asked about the public comment wording and why it says what it does.

M. D'Amato stated it is because the way P&Z is set up where some applications are approved by staff, some are special permits, and some are administrative reviews by the commission. Administrative reviews are not public hearings, and public hearings are where we solicit feedback.

If we allow public comment on anything, any item that came before the commission would effectively be a public hearing. We don't want comments on things that are not a public hearing. We wouldn't want a neighbor to complain about a neighbor and think you made a decision based on this person's comments and it wasn't a public hearing.

M. D'Amato stated we will look at the wording and see if we can change it a little.

## **J. Adjournment**

W. Parsell adjourned the meeting at 8:22 p.m.

Respectfully Submitted,

Ashley Stephens