

Planning and Zoning Commission

January 5, 2021 – 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 7:31 pm.

A. Public Hearing:

N/A

B. Election of 2021 Officers:

Currently D. Roberts is the secretary, W. Parsell is the chair and A. Marco is the vice chair.

L. Semprebon made a motion to continue D. Roberts as secretary, W. Parsell as chair, and Andy Marco as vice chair. D. Roberts seconded the motion. All in favor. Motion passed.

D. New Business:

1. Tammy Nuccio

M. D'Amato stated that T. Nuccio is a State Representative.

T. Nuccio started the discussion stating she is the representative for the 53rd district. She stated that there are some items that will effect Planning and Zoning issues coming up in the legislative session and wanted to know where Willington stands and if there are things she should focus on. She started the discussion on Desegregate CT and Affordable Housing

M. D'Amato stated we were the recipient for an Affordable Housing Plan Grant to develop the plan and will start that early Spring. We have more affordable housing than most think, but we are around 7%. Without access to water and sewer, Willington's opportunity for higher density housing is very limited. We do have the Senior Housing and some apartments that serve towards the affordable housing percentage.

L. Semprebon stated she would like T. Nuccio to stay focused on crumbling foundation and funding for research related to crumbling foundations, pyrrhotite and continue funding for residents with the issue.

There was discussion on regulations for quarries and how we regulate it through Planning and Zoning guidelines. There was further discussion on the crumbling foundations and if the foundations should be buried on the property and how that can create issues for future owners.

T. Nuccio stated she will be on the crumbling foundation caucus and will keep us informed.

B. Shabot stated he would like to see funding for DEEP for open space perseveration continued. Willington has received a few grants and has a large amount of land preserved for open space. There was further discussion on what Willington has for open space now.

2. Discussion on Non-permanent Accessory Structures

M. D'Amato stated that staff prepared a memo about non-permanent accessory structures and are looking for feedback from the Commission. In the past, non-permanent accessory structures have been required to come to our office for permit approval which creates issues for homes built before our current setback requirements were adopted. The current definition of structure, which determines what needs a permit and what does not provides the flexibility for the Commission to make this interpretation without a text amendment. Sending them to ZBA is not appropriate because there is no hardship and we don't want to change the setbacks just for these structures. The proposal is for small, detached units not be required to meet the setbacks. Building, historic, wetlands and health still apply. The key is that they are portable and not permanently affixed to ground. It will not be used for a 500-gallon tank or one that needs a concrete pad.

The Commission agreed with the staffs suggested approach.

L. Semprebon made a motion to accept the proposal related to accessory structures.

B. Shabot seconded the motion. All in favor.

E. Unfinished Business:

1. Section 19, Signs update

M. D'Amato stated Section 19 is on hold while we work on the animal unit regulations.

2. Commission discussion of animal unit regulation.

M. D'Amato stated staff was able to create a property flag on permits to be able to see if houses are in the historic district so when residents apply for approval we can confirm they have approval from the Historic District Commission. He also stated the updated section on livestock and poultry has been revised based it on Ellington's regulations. The updates were discussed with the Commission.

The Commission believes the updated animal unit regulations that were presented today covers what they talked about at the prior meeting and makes sense to not be so restricted and helps with children who want to perform 4H.

This is a work in progress and staff will update the regulations, bring them back to the commission at the next meeting and schedule a public hearing.

F. Approval of Minutes:

Tabled to the next meeting

G. Correspondence

M. D'Amato stated the only thing coming up is the budget and it doesn't look like it will be changing much.

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.

Carolyn and Greg Saros stated they appreciate the efforts with the livestock regulations. They wanted to state they agree with the changes to the livestock and wanted to mention there are a few people on their street they can hear roosters. They agree with residents having chickens but dislike roosters as they affect everyday lives. Thank you for addressing the issue.

I. Staff Report/Discussion

1. Enforcement update

M. D'Amato stated that we are waiting to hear from the attorney about the letter sent out for 73 Balazas. Once we finish things with the livestock regulations we will get back into the sign regulations.

J. Adjournment

W. Parsell adjourned the meeting at 8:32 pm.

Respectfully Submitted,

Ashley Stephens