

Planning and Zoning Commission
January 19, 2021 – 7:30 PM
Meeting Minutes

Please Note: This meeting was held online.

Members Present:

Walter Parsell
Bob Shabot
Joe Hall
Laurie Semprebon
Doug Roberts

Other Members Present

Michael D'Amato – Zoning Agent
Ashley Stephens – Assistant Zoning Agent

W. Parsell called the meeting to order at 7:30 pm

C. Public Hearing: N/A

D. New Business: N/A

E. Unfinished Business:

1. Commission discussion of animal unit regulations.

The Commission discussed the changes staff made to the propose language based on discussion from the previous meeting.

M. D'Amato stated we need to send the regulations to CRCOG which means there is a 30 day hold before we can schedule the public hearing.

D. Roberts feels that the regulations should be more like Stafford, being that residents can have less than an acre with 6 hens. He feels that the public asked for more and we did not give it to them. It doesn't seem logical to need an acre to have half a dozen chickens.

M. D'Amato stated that statute says you can make the regulations more restrictive during the public hearing but you can't make them less restrictive unless you go back through the process again to notify CRCOG. . We've taken the current regulations down by 50% so it seems like a reasonable change to start from.

B. Shabot is happy with the changes and agrees with 40,000 square feet which is just under an acre and believes the key is not to impose on neighbors which is accomplished with these updated regulations.

After further discussion with the commission, it was agreed to set a minimum distance of 50 feet from neighboring dwellings instead of 100 feet, and the accessory buildings for the livestock can be as close to the property owners house as desired.

M. D'Amato stated the regulations are going to be changed to include these items and referred to CRCOG. We should be able to get a public hearing scheduled for the last meeting in February. We will run a legal add, post this information on the Facebook page, and allow for public comments to be submitted on our town website before the hearing.

W. Parsell made a motion to accept the regulation changes for the public hearing as amended. B Shabot seconded the motion. All in favor.

F. Approval of Minutes:

Tabled until the next meeting.

G. Correspondence

1. EDC Memo

M. D'Amato stated the EDC is trying to be more active in things going on in town and be a part of the solution with the upcoming South Willington Regulations. The memo is to get everything started and they wanted to present the idea and foundations for discussion. It is something for the commission to review to start the process.

B. Shabot thinks it's important to make clear that additions and new construction should be architecturally consistent.

W. Parsell is concerned that when a commercial and residential use adjoin, the lack of defined parking regulations may create issues for residents.

Overall the commission likes the approach.

M. D'Amato stated the use of the buildings that are there and hopefully the business that will want to go into these buildings will keep things similar. The goal is to use what is there and not demolish and create new. We are working to make it easier to use the buildings that are there.

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.

N/A

I. Staff Report/Discussion

N/A

J. Adjournment

W. Parsell adjourned the meeting at 8:16pm.

Respectfully Submitted,

Ashley Stephens