

MINUTES  
ZONING COMMISSION  
JUNE 1, 2011 - 7:00 P.M.  
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Present: Cady, French, Haviland, Hudecek, O'Neill, Sutherland  
Absent: Marquardt  
Staff: Davis, Murphy, Gilot

Chairman Hudecek called the meeting to order at 7:02 p.m. and seated Sutherland for Marquardt.

II. PUBLIC HEARING

1. Proposed Zoning Regulation Text Amendments to Section 2 (Definitions) and Section 6.6 (Flood Protection Regulations)

Chairman Hudecek read the legal ad.

Staff explained the purpose of these two proposed regulation amendments, to address the DEP requirements relative to the new FEMA updated flood mapping project and federally mandated regulations for the Town's continued participation in the National Flood Insurance Program. These regulations must be in effect by July 18, 2011.

Staff addressed the two sections. Some existing definitions relative to flood regulations were proposed to be moved from Section 2 to the new Section 6.6-9. Staff said this amendment process will be the same as the previous one; one hearing, but a separate vote for each of the sections. Staff said the latest version which the Commission is considering is dated 4-4-1.

Staff reviewed each of the definitions proposed. A comprehensive review of the proposed regulations was provided by DEP's FEMA liaison, Diane Ifkovic. However, staff was informed after they received Ms. Ifkovic's review that FEMA recommended a change in one of the sections.

Staff reviewed outside agency referrals.

Staff said the Town Attorney's referral was not received until 4:48 tonight, and staff had not had a chance to review his comments. Staff suggested that the Commission may want to schedule a special meeting next week to allow time to properly review and respond to the Town Attorney's comments. This would still allow sufficient time to complete the hearing before the July 18<sup>th</sup> deadline.

Staff reviewed the three optional provisions being included and the four optional items that were located at the end of Section 6.6, which staff was not recommending be included in the final approved amendment. The Commission discussed those items and agreed with staff that for practical and other reasons, these four items should not be included in the final approved version of the amendment.

Commissioner Haviland moved to continue the public hearing to a special meeting on June 9, 2011 at 6:30 p.m. for the sole purpose of receiving comments from the Town Attorney. Motion seconded by French, so voted unanimously.

III. APPROVAL OF THE MINUTES OF May 4, 2011.

MOTION: To approve the minutes of May 4, 2011 as amended.

Motion made by French, seconded by O'Neill. Motion passed 4-0-1, 1 abstention (Haviland).

IV. PUBLIC COMMUNICATIONS

Commissioner French told the Commission that CLEAR will be offering a free webinar on June 14<sup>th</sup> on brownfields. Information is available at their website, [www.clear.uconn.edu](http://www.clear.uconn.edu).

Staff said there was a referral from Groton Utilities pending before DEP to modify their general permit; this has to do with the connection to Montville via Ledyard. Information was included in the agenda packets. The members had no comment.

Staff also said that Public Act 11-5, extending the time of expiration for subdivisions and site plans was passed by the State. A copy was provided to the members.

V. CONSIDERATION OF PUBLIC HEARING

1. Proposed Zoning Regulation Text Amendments to Section 2 (Definitions) and Section 6.6 (Flood Protection Regulations)

The public hearing was continued to a special meeting on next Thursday, June 9, 2011 at 6:30 pm.

VI. NEW BUSINESS

1. Receipt of New Applications

Staff explained Whittle's excavation application for a special permit, as a result of appeals and court action. The Zoning Board of Appeals accepted a settlement which established requirements, including a special permit application. A public hearing date will be set for the application.

VII. REPORT OF CHAIRMAN - None

VIII. REPORT OF STAFF

The Nature Conservancy, sent a report to OPDS regarding their meeting on coastal resilience.

Staff said they are working on some remaining packages for the regulation amendments for the Commission's consideration in the near future.

Zoning Commission

June 1, 2011

Page 3

IX. ADJOURNMENT

Motion to adjourn at 8:16 p.m. made by O'Neill, seconded by French, so voted unanimously.

---

Richard Haviland, Secretary  
Zoning Commission

Prepared by Debra Gilot, Office Assistant III