

MINUTES
PLANNING COMMISSION
SEPTEMBER 23, 2008 – 7:00 P.M.
TOWN HALL ANNEX-COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Munn, Pritchard, Roper, Sherrard, Steinfeld
Alternate members present: Fitzgerald, Kane
Staff present: Cullen, Davis, Glemboski, Murphy, Gilot

Chairman Sherrard called the meeting to order at 7:30 p.m.

II. NEW BUSINESS

1. Planning Commission Workshop with Kendig Keast Collaborative regarding the Land Use Regulation Update Project*

Staff introduced Mac Birch, a principal of Kendig Keast Collaborative (KKC), the consulting firm hired by the Town to assess the land use regulations. Staff said there will be a public meeting on October 29th to receive public input on the assessment.

Mr. Birch reviewed some of the recommendations of the assessment report and explained the assessment document's findings and recommendations relative to the Strategic Economic Development Plan, the Plan of Conservation and Development and best management practices. Mr. Birch explained that the assessment is to help each commission develop a specific work program, concepts, priorities, and decide how they want to approach the process.

Mr. Birch explained the purpose of the assessment document and the 25 recommendations. The report does not recommend any major changes to the organization or structure of the regulations, but changes to the standards and many changes relative to the land use table and zoning districts. The permitted uses in the land use table are very similar to each other with density being the only difference. The suggested recommendations would allow developers more flexibility. Mr. Birch discussed redefining formulas for land density/capacity for each district based on natural resources for that area, guidelines for site plan review, maintaining community character, landscaping requirements and buffering along zoning boundaries, mixed use provisions, enforcement of and safeguards for mixed use, mixed uses within IP districts and standards for natural resource protection.

After a review of the assessment, the Commission members had the following areas of concern or interest:

- Cluster housing
- Manufactured home subdivisions
- Big box retail
- Commercial nodes
- Residential use by right
- Flexible zoning
- Green roofs & green construction
- Bed and Breakfasts
- Sidewalks
- Bikeways and Paths
- Residential development in nonresidential districts
- Maintenance of open space

- Mixed use development
- Stormwater regulations
- Water resource protection, tiers in the watershed and protection of level 1, reducing density in the WRPD
- Noise limits for residential development adjacent to facilities such as highways
- Public access to coastal areas
- Air, rail & water transit and bikes
- Special permit regulations and objectives
- CT Siting Council approved cell towers
- Access requirements, particularly for residential lots in subdivisions
- Parking standards
- Protection of historic areas and archaeology
- Redevelopment of downtown/urban center
- Street trees in rights-of-way
- Parkways
- Pervious parking areas
- Clearer definitions of requirements for standards
- Planning for climate change
- “POD” storage container regulations/temporary use policy
- Buildable land regulation
- Open space

Staff asked members to submit ideas to staff in writing by 10/8/08. Chairman Sherrard asked for items discussed by the Commission tonight, any additional items received from the Planning Commission members, the draft minutes from the Inland Wetlands Agency and Zoning Commission meetings with the consultant, and stakeholder summaries from their meetings to be included in the next agenda packet, and to add this item to the next agenda under “old business”.

III. ADJOURNMENT

Motion to adjourn at 9:29 p.m. Roper, seconded by Pritchard, so voted unanimously.

Respectfully submitted,

Jeffrey Pritchard, Secretary
Planning Commission

Prepared by Debra Gilot
Office Assistant II