

PLANNING & ZONING COMMISSION
October 25, 2010 Special Workshop

Commission Members Present: Alan Gannuscio and Alternate Jim Szepanski

Town Staff Present: Town Planning Consultant Michael O'Leary and Town Planning Coordinator and Assistant Zoning and Wetlands Officer Jennifer Rodriguez

Chairman Gannuscio called the meeting to order at 7:15 pm.

Commission roll call was taken.

SIGN REGULATIONS:

Planning Consultant Michael O'Leary stated that he had met with Ms. Rodriguez and Scott Chadwick, Town Attorney, regarding the sign regulations. Chairman Gannuscio gave Mr. O'Leary a copy of the regulation language that had been suggested by Attorney Chadwick with regard to political signs. Mr. O'Leary commented that the language looked consistent with what they had previously drafted. He explained that the idea was to simplify the regulation and eliminate those things that could not be enforced.

The discussion continued briefly and Mr. Szepanski noted that the proposed language did not limit the number of political signs that could be posted. Mr. O'Leary stated that the Courts had said that you could not limit the number or size of political signs on a residential property; you could only regulate the location of the signs with regard to safety. He went on to say that for all other signs (non-election/referendum) there was no time limit; they could stay up indefinitely. He then reiterated that they were considered Freedom of Speech. The discussion continued further.

Ms. Rodriguez asked what was permitted in commercial areas. She then read the following portion of the proposed language:

"The size, number, and height limitations imposed upon commercial signs shall also apply to political/election signs located in non-residential districts."

Ms. Rodriguez then asked if that would mean that only one political sign was permitted per commercial site. Mr. O'Leary replied that that was correct; only one political sign would be permitted on commercial sites.

Chairman Gannuscio asked the Recording Secretary to add the following to the November meeting agenda under Receive New Applications:

"Application to amend Section 605 of the Zoning Regulations and add Sections 607 and 602.d to the Zoning Regulations."

Mr. O'Leary stated that he would put a packet together regarding the proposed REgulations changes/additions for the November meeting.

MAIN STREET ZONING:

Mr. O'Leary stated that they needed to talk about the direction that they wanted to take and that then he could start drafting something. He went on to say that the Commission could not deal with the Main Street zoning in a vacuum; they needed to get the Main Street property owners involved along with the Economic and Industrial Development Committee. He then suggested that they do so through some small group meetings.

Chairman Gannuscio asked Mr. O'Leary to put a packet together for the November meeting regarding the Main Street zoning. Mr. O'Leary agreed to do so and stated that he would summarize it at the November meeting as well.

Mr. Szepanski asked if anything had been happening with the train station. Ms. Rodriguez replied that she had not heard anything new. The discussion continued briefly.

Chairman Gannuscio asked Mr. O'Leary how he felt about the incomplete applications that the Commission had been receiving lately. Mr. O'Leary commented that most of the applications that they received were pretty good, but that some of the small ones tried to do them on the cheap. He then suggested that the way to get the message across concerning incomplete applications would be to deny them without prejudice due to their incompleteness.

Chairman Gannuscio asked if anyone had anything else for discussion. No one had anything further.

Chairman Gannuscio moved to adjourn the meeting. Mr. Szepanski seconded the motion. The meeting was adjourned at 8:00 pm.

Respectfully submitted,

Diane Ferrari
Recording Secretary

THIS IS A DRAFT

Please check the following month's meeting minutes for official approval of these minutes and any amendments or corrections that were made.