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& ZONING COMMISSION November 14, 2011 Meeting

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, and Jim Szepanski

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

Chairman Gannuscio called the meeting to order at 7:09 pm.

Commission roll call was taken.

MINUTES:

Chairman Gannuscio referred to the October 11, 2011 meeting minutes and asked the Commission members and staff for any comments or corrections. They had none. Mr. Gannuscio moved to approve the October 11, 2011 meeting minutes, as published. Mr. Zimnoch seconded the motion. All were in favor. The vote was 3 – 0, the motion was approved.

PUBLIC HEARINGS:

There were none.

REVIEWS:

There were none.

ACTION ON CLOSED PUBLIC HEARING ITEMS:

There were none.

OLD BUSINESS:

a. Discussion with Commission and Staff

Main Street Zoning

Mr. O'Leary distributed the following documents:

- Draft 11/14/11 ó 419 Conversion of Existing Buildings in Main Street Village Area
- Section 403 ó Draft 9/10/11
- Draft 9/10/11, Revised 11/9/11 ó 418 Main Street Downtown Zone (MSDZ)



He explained that he had cleaned up Section 418 based upon the Commission's comments and that he had made some minor changes to Section 403.

Mr. O'Leary explained what the Main Street Downtown Zone was and then proceeded to summarize the changes that he had made.

First Selectman Steven Wawruck arrived at the meeting at 7:20 pm.

A discussion regarding the Main Street parking issue took place and Mr. O'Leary noted that Towns were allowed to collect a fee in lieu of parking which they could use towards building a common parking garage or parking area. He also commented that flexibility and common sense were needed with regard to parking; they could not use the same parking standard that was used for Route 75.

A discussion regarding the possibility of the existing train station moving back into Downtown took place.

A discussion regarding the Montgomery Building took place.

Mr. O'Leary presented an enlarged copy of the aerial photograph of the Main Street area and a discussion followed regarding what should and should not be included in the Main Street Downtown Zone and what a transitional zone could encompass.

Chairman Gannuscio commented that they now had something regarding the Main Street Downtown Zone that was ready to go. Mr. O'Leary asked what the next step should be. He then mentioned that he had had some discussions with Patrick McMahon about the Commission going back to the Economic and Industrial Development Commission (EIDC). First Selectman Wawruck suggested possibly conducting a joint meeting of the two Commissions. Everyone agreed that that would be the next logical step. Mr. O'Leary asked if they should hold a Special Meeting or if they should just invite the EIDC members to the next Planning and Zoning Commission meeting. Mr. Gannuscio replied that they would aim for having the EIDC members attend the December Commission meeting.

NEW BUSINESS:

a. Public Input

There was none.

b. Receive New Applications

There were none.



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c. Informal discussion regarding the T&M and North Group, LLC request for acceptance of roads.

Mr. Steele stated that he was still waiting to receive the as-built. He then mentioned that the applicant had asked about acceptance of the roads for the back portion of the development, but that he had discouraged them from pursuing it.

d. Election of Officers

Chairman Gannuscio noted that there were only three Commission members present that evening and suggested that they wait until the following meeting when there were more members present. Everyone agreed. Mr. Gannuscio asked the Recording Secretary to carry the item over to the December meeting agenda.

COMMUNICATIONS AND BILLS:

Chairman Gannuscio stated that he had received Mr. O’Leary’s bill for his retainer for September and October in the amount of \$3,333.00. Mr. Gannuscio then moved to approve Mr. O’Leary’s bill in the amount of \$3,333.00. Mr. Szepanski seconded the motion. All were in favor. The vote was 3 – 0, the motion was approved.

Chairman Gannuscio asked Ms. Rodriguez if anyone had come into her office with anything new. Ms. Rodriguez replied that someone from C.B. Ellis had come in earlier that day to discuss the Thrall property.

Chairman Gannuscio moved to adjourn the meeting. Mr. Zimnoch seconded the motion. All were in favor. The vote was 3 – 0, the meeting was adjourned at 8:55 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.