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## & ZONING COMMISSION September 12, 2011 Meeting

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, Janet Ramsay,  
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

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

Commission roll call was taken.

### MINUTES:

**Chairman Gannuscio referred to the August 8, 2011 meeting minutes and asked the Commission members and staff for any comments or corrections. They had none. Mr. Gannuscio moved to approve the August 8, 2011 meeting minutes, as published. Mr. Szepanski seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

Chairman Gannuscio referred to the May 9, 2011 meeting minutes and stated that they had been on hold. He explained that Mr. Szepanski had been looking for a more definitive writing of what he had said in his comments at that meeting. Mr. Gannuscio pointed out that it would be a much more detailed and involved process to do a verbatim/transcript of the meeting. He then asked Mr. Szepanski if there was something specific that he wanted added to the minutes. Mr. Szepanski replied that there was not; he said that he could live with them as they were written. Mr. Gannuscio stated that the Town Attorney had already asked and received a complete set of audio recordings for all of the meetings regarding the Margueritasø application.

**Chairman Gannuscio moved to approve the May 9, 2011 meeting minutes, as published. Mr. Szepanski seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**

### PUBLIC HEARINGS:

There were none.

### REVIEWS:

There were none.

**ACTION ON CLOSED PUBLIC HEARING ITEMS:**

There were none.

Chairman Gannuscio referred to the Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter and stated that there was an article stating that a new law, Public Act 11-79, had been passed. A brief discussion followed regarding the new law with regard to the issuance of bonds. Mr. O'Leary asked if someone could request from the Town Attorney if a Town ordinance would be necessary to fix the issues created with the new legislation.

**NEW BUSINESS:**

**a. Public Input**

There was none.

**b. Receive New Applications**

There were none.

A brief discussion of the recent storm flooding took place.

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

Mr. Steele stated that the improvements had all satisfactorily been completed. He went on to say that the only remaining item to be addressed was the as-built. He explained that it was still missing quite a bit of information. Mr. Steele noted that the developer had been under the impression that they had notified their surveyor, Ed Lally and Associates, of the required additions to the as-built and that the as-built had been addressed. Unfortunately, that had not been the case, but since that time Ed Lally had been notified of the required changes to the as-built and was working on them.



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Mr. Steele stated that he had prepared a letter listing suggested conditions with regard to the as-built, if the Commission chose to move forward with it. Chairman Gannuscio stated that he felt that they should not release anything until they received everything that they had asked for.

Chairman Gannuscio asked the Recording Secretary to continue the informal discussion regarding the T&M and North Group, LLC request for acceptance of roads to the following month's meeting.

## **OLD BUSINESS:**

### **a. Discussion with Commission and Staff**

#### Main Street Zoning

Mr. O'Leary distributed the following six hand-outs to the Commission members and staff:

- Main Street Downtown Zone Discussions;
- Existing Zoning Map;
- Main Street Downtown Zone Outline;
- Section 418, Main Street Downtown Zone (MSDZ) Draft 9/10/11;
- Section 402, Permitted Uses Draft 9/10/11; and
- Section 403 Draft 9/10/11.

He then proceeded to summarize the information that had been distributed.

Chairman Gannuscio stated that he felt that Mr. O'Leary was right on track with what he had presented. He went on to say that he would like to keep moving forward with the Main Street Zoning at the October meeting. He then noted that the items Mr. O'Leary had prepared should be emailed to Patrick McMahon, Economic and Industrial Development Committee Consultant, and Steven Wawruck, First Selectman. Mr. O'Leary suggested that it also go to Chris Ferraro. He went on to say that they should then meet again and after that then broaden the audience and include some of the stockholder groups that had met very early on in the Main Street Study.

## **COMMUNICATIONS AND BILLS:**

**Chairman Gannuscio stated that he had received Mr. O'Leary's invoice for his July/August, 2011 retainer in the amount of \$3,333. He then moved to approve Mr. O'Leary's invoice in the amount of \$3,333. Ms. Ramsay seconded the motion. All were in favor. The vote was 4 – 0, the motion was approved.**



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Chairman Gannuscio told Ms. Rodriguez that a lot of trees had been cut down behind the church that was next door to the Town Hall. Ms. Rodriguez stated that that area was not a wetland and that the Church owned it and could clear it if they chose to, but that she would look into it.

Chairman Gannuscio mentioned to Ms. Rodriguez that there were tractor trailers parking on Route 75, next to the Valero Gas Station, where the big wooden spools were, but farther back on that lot.

**Chairman Gannuscio moved to adjourn the meeting. Mr. Zimnoch seconded the motion. All were in favor. The vote was 4 – 0, the meeting was adjourned at 9:12 pm.**

Respectfully submitted,

Diane Ferrari  
Recording Secretary

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**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.**