

**PLANNING AND ZONING COMMISSION**  
**May 8, 2017 Meeting Minutes**

*These minutes are not official until approved at a subsequent meeting.*

Commission Members Present: Alan Gannuscio, Jim Szepanski, Luis Valdez, and Cindy Cooper (Alternate)

Commission Members Absent: Vincent Zimnoch, Alexa Brengi, and Kayleigh Royston (Alternate)

Town Staff Present: None

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**I. Call to Order**

Chairman Gannuscio called the meeting to order at 7:05 pm.

**II. Roll Call**

Commission roll call was taken. Cindy Cooper was seated for Alexa Brengi.

**III. Approval of Minutes from the March 13, 2017 and April 10, 2017 Regular Meetings**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 3-0) that the Planning and Zoning Commission postpones approval of the minutes of the March 13, 2017 and April 10, 2017 regular meetings to the next meeting on June 8, 2017.

(Luis Valdez arrived at this point.)

**IV. Public Hearings (none)**

**V. Reviews (none)**

**VI. Action on Closed Public Hearing Items (none)**

**VII. Old Business**

**A. Discussion with Commission and Staff** (none)

**B. Action Items** (none)

**VIII. New Business**

**A. Public Input** (none)

**B. Receive New Applications** (none)

## C. Informal Discussions

### i. 177 Old County Road—Zone Change, Back Access Road

Ed Lally, P.E., addressed the commission. Property at 177 Old County Road was approved by this commission quite some time ago for a multi-family project, but these approvals have now lapsed. The property was zoned partly multi-family, and the back part is zoned business, but the problem is that the rear of the property is zoned Business 1 and is not accessible from Ella Grasso Turnpike. There has been discussion over the years of a north/south connecting road running parallel to Route 75. Mr. Lally went on to discuss the topography of the land and the location of the road. They would like to address the issue of the north/south running road by setting aside some land as an easement. He suggested putting the road adjacent to the rear of these properties on land that is relatively level and then either deed to the town for free or give the town right of first refusal or an option to buy for one dollar in the future, guaranteeing that this land would be set aside by deed restriction to the town. They also propose to give a 20-foot slope right to the town adjacent to that and also adjacent to the 60-foot right of way a 50-foot vegetative buffer. They would propose to come back with an application for a zone change of the property and for development approval. This property is unusable both access-wise and physically; and you couldn't market it as a shopping area or a parking lot, but it is not so steep that you could not step houses in properly. They are not looking for any binding answer; they would just like to get an opinion on whether the commission thinks this is a good idea.

Commission members had some questions for Mr. Lally. The road will be a private, two-way road built to town standards, but it would not be a town road. It will not be a heavily used road. Mr. Lally commented that there is a watercourse on the property, but there are limits on how much wetlands you can impact. If you disturb more than 5,000 square feet, or 50 by 100 feet of wetlands, you need a DEEP permit to impact those wetlands. They are going to propose to minimize their impact so a permit won't be necessary. Chairman Gannuscio commented that there was something that caused this proposal from 2008 to stall out, which was probably the topography or the economy at the time. These homes would be single-family homes but there has to be an association to maintain the road, and everyone has to belong to that association. This will be a legally binding document sent to the Town Attorney for review and approval, and homeowners will do their own mowing and snowplowing.

Chairman Gannuscio commented that there is probably a demand for this type of development, so if they have something to move this forward, he sees nothing that is a red flag. Mr. Lally said he will have another meeting with Ms. Rodriguez and at the appropriate time will come in with an application for a zone change. He will also speak to the Town Attorney through Ms. Rodriguez to find out how he wants to handle the timing of the deed and the wording of the slope easement.

## D. Action Items

### i. Use of Open Space Funds

Peter Juszczynski, Tax Collector, addressed the commission. He distributed copies of attachments from an email Ms. Rodriguez sent to the commission. There are roughly 24 parcels that are small, non-conforming parcels that are useless, meaning you can't do anything with them. The town has a 15-Year Lien Rule, so every 15 years the old fall off and then a new bill gets added. Most of these people are deceased, and there are no good records of heirs, so he started to look at what we could do. Foreclosing these parcels is not a good option, because in many cases the taxes for 15 years are about \$1,000 or \$1,200, and to go to court for \$2,000 to acquire property doesn't make a lot of sense and is a waste of money for the town. He started wondering if any of these parcels could be appropriate for open space. When he and Ms. Rodriguez started plotting these parcels on a map, 14 of them actually connected some bigger open spaces. Mr. Juszczynski commented that as part of the Open Space Fund it has to remain open space and it also has to be accessible to townspeople. Windsor Locks is densely populated with very little open space, so this is a way to have some green areas and trails.

Mr. Juszczynski distributed a cost sheet for the small parcels. They worked with Attorney Storms to develop this cost sheet and have kept the court costs down as much as possible. Chairman Gannuscio asked what the balance is in the Open Space Fund. Mr. Juszczynski responded that it's a little over \$20,000. He noted that a good way to replenish the funds might be to promote the rain barrel sales. Chairman Gannuscio commented that this is more than worth considering and thanked Mr. Juszczynski for putting in the work. Mr. Juszczynski said that for the other 9 parcels that are not for open space, he will probably have to use the budget that he has or go to the Board of Finance to try to acquire those.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission recommends that the Open Space Fund be used for the acquisition of these assorted small parcels with the use that would seem to be beneficial to the town.

## IX. Communications and Bills

Chairman Gannuscio commented that this commission was being billed for the *Journal Inquirer* notices for the Inland Wetlands Commission.

**X. Adjournment**

It was **MOVED** (Gannuscio) and **SECONDED** (Valdez) and **PASSED** (Unanimous, 4-0) that the Planning and Zoning Commission adjourns the May 8, 2017 meeting at 7:54 pm.

*Respectfully submitted,*

*Debbie Seymour*  
*Recording Secretary*