PLANNING AND ZONING COMMISSION
September 9, 2019 Meeting Minutes

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

Commission Members Present: Vincent Zimnoch, Jim Szepanski, Alexa Brengi, Cindy Cooper, Doug Wilson (Alternate), and Peggy Sayers (Alternate)

Commission Members Absent: Alan Gannuscio

Town Staff Present: Jennifer Rodriguez (Town Planner)

I. Call to Order

Vice Chairman Zimnoch called the meeting to order at 7:14 pm.

II. Roll Call

Commission roll call was taken.

III. Approval of Minutes from the August 12, 2019 Regular Meeting

It was MOVED (Szepanski) and SECONDED (Cooper) and PASSED (Unanimous, 4-0) that the Planning and Zoning Commission moves approval of the August 12, 2019 minutes to the October 15, 2019 meeting.

IV. Public Hearings (none)

V. Reviews (none)

VI. Action on Closed Public Hearing Items

A. Effective Date for MFSD Amendment to Zoning Regulations

Vice Chairman Zimnoch seated Peggy Sayers for Chairman Gannuscio.

Ms. Rodriguez stated that the legal notice for results was published in the Journal Inquirer on August 26, 2019, so an effective date of October 1, 2019 would give more than a full month for appeals.

It was MOVED (Szepanski) and SECONDED (Sayers) and PASSED (Unanimous, 5-0) that the Planning and Zoning Commission gives an effective date of October 1, 2019 for the MFSD Amendment to Zoning Regulations that was approved by the Planning and Zoning Commission on August 12, 2019.

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

Ms. Rodriguez stated that the commission is in receipt of a Special Use Permit and Site Plan Review application for 229 Ella Grasso Turnpike for a hotel by the name of Tru by Hilton for 116 rooms. Because this is a special use permit it will require a public hearing. Mr. Szepanski asked if staff is comfortable with scheduling this for October 15, 2019. Ms. Rodriguez replied that she is, and pointed out that there is also a Wetlands application, so if the Wetlands Commission has not acted on this application by October 2, the Planning and Zoning Commission will know this before its meeting of October 15. The PZC could still start/open the public hearing on October 15 and not close it, which would start the clock, or postpone the opening. The addition of a 65-day extension is allowed by statute. Ms. Rodriguez was asked if she expects any problems with the Wetlands Commission. She responded, “I really don’t, because they determined that there is no significant impact, so they didn’t even hold a public hearing.”

It was MOVED (Szepanski) and SECONDED (Brengi) and PASSED (Unanimous, 5-0) that the Planning and Zoning Commission schedules a public hearing for October 15, 2019 for 229 Ella Grasso Turnpike for a special use permit/site plan review to construct a 116-room Tru by Hilton brand hotel.

C. Informal Discussions

i. MFSD Amendment

Ms. Rodriguez distributed copies of Section 417, Flexible Residential Landscape and Buffer Requirements, for the commission to reference. During this past regulation change on August 12, 2019, it was noted that the landscaping requirements in the MFSD Section 409 refer back to Section 417. The second item distributed was color-coded copies of Section 404 (Required Lot Area MFSD and R-DRD), along with Section 409 (Standards for Multi-Family Use). In these handouts she struck out the old language prior to the most recent amendment, and highlighted in yellow the changes that were approved by the commission on August 12, 2019. In Section 409.F, Ms. Rodriguez suggested modifications (in green) to the language in the areas highlighted in teal, which were then discussed at length with the commission. Ms. Rodriguez thanked commission members for their feedback and asked them to let her know if they come up any other suggestions.

D. Action Items (none)
IX. Communications and Bills

Vice Chairman Zimnoch stated there is a legal bill from Attorney Sherwood that needs to be approved.

It was MOVED (Zimnoch) and SECONDED (Cooper) and PASSED (Unanimous, 5-0) that the Planning and Zoning Commission approves a payment of $3,532.50 to Attorney David Sherwood for legal fees.

X. Adjournment

It was MOVED (Zimnoch) and SECONDED (Szepanski) and PASSED (Unanimous, 5-0) that the Planning and Zoning Commission adjourns the September 9, 2019 meeting at 8:27 pm.

Respectfully submitted,

Debbie Seymour
Recording Secretary