

**PLANNING AND ZONING COMMISSION**  
**September 12, 2016 Meeting Minutes**

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

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, Jim Szepanski, Alexa Brengi, Luis Valdez, Cindy Cooper, and Kayleigh Royston (Alternate)

Commission Members Absent: None

Town Staff Present: Jennifer Rodriguez (Town Planner), and Dana Steele (Town Engineer)

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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.

**III. Approval of Minutes from the August 8, 2016 Regular Meeting**

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 4-0; Zimnoch and Brengi Abstaining) that the Planning and Zoning Commission approves the minutes of the August 8, 2016 meeting as published.

**IV. Public Hearings**

Mr. Szepanski read the rules for conducting a public hearing.

**A. Special use permit and site plan review for the historic rehabilitation and adaptive reuse at the Montgomery Mill properties at 25 Canal Bank Road to create residential units**

The Recording Secretary read the legal notice that was published in the *Journal Inquirer* on August 31, 2016 and September 7, 2016.

Chairman Gannuscio commented that this one hearing could serve for both the special use permit and the site plan review, as they are too intertwined to separate them for this evening's purpose.

Dara Kovel, President of Beacon Communities, Boston, Massachusetts, introduced her team to the commission: Thacher Tiffany, Project Director, and Emily Bouton of Beacon Communities; Chris Ferrero, Matt Skelly, and Joe Lenahan of Fuss & O'Neill; and Mike Weissbrod of Crosskey Architects. The slide presentation began by Ms. Kovel talking briefly about Beacon. They are a 40-year old real estate development company specializing in multi-family housing. They have 70 properties

across the Northeast ranging from small to large, and from mixed income to market rate. They are in eight states. What is most important to them is: They own everything they build and they are the decision makers, the manager, and general partner in all of their deals. Their property management company, Beacon Residential Management, manages everything they own. They believe that management is a really critical component. They really commit to doing what they say they will do and following through on it. They try to deliver quality housing by taking a unique design approach for each property, trying to solve its challenges and working collaboratively with neighbors and towns to do the right thing in each location.

Ms. Kovel commented that one of the things that attracted them to Montgomery Mills is that it is an incredible resource, a beautiful asset with a huge amount of potential, and if you can reclaim the property and rejuvenate it, it offers a terrific set of opportunities for a beautiful building in the heart of downtown Windsor Locks. She went on to talk about some comparable projects which Beacon has done which had complicated deals, and lots of financing and environmental issues: Shovel Works in Easton, MA, an old shovel factory, and Wilbur School, a vacant school in Sharon, MA. With Montgomery Mills they are taking a factory and preserving the historic structure and turning it into housing with 160 units, split almost evenly between one and two-bedroom units, and with a range of incomes. The higher-end amenities range from an entry-way that recognizes the historic origins of the property, a fitness center, and a lounge. Just as important, they will also be creating access to the park to the north and the Connecticut River not only for future residents but also for the public.

Ms. Kovel discussed the rates and affordability. The majority of the units will be market rate housing; that's 76 of the 160 units for the first tier of housing. There are a few different income tiers: the 60, 50, and 25 percent of varied median income. She explained that they like to create a mix of incomes because they believe it creates a healthier, more diverse community. By creating these different income mixes they can reach a lot of different people, and it gives them flexibility in terms of the market exposure in renting all 76 market rate units. This mix is also encouraged by the funders of this project, as this property will receive a fair amount of resources from state agencies such as the Department of Economic and Community Development.

Ms. Kovel discussed the outreach and engagement efforts of Beacon. They've been working very hard over the last six or eight months to understand what's on people's minds about the property and what's going on in Windsor Locks. They've met with a series of different state agencies such as the Transit Oriented Development Working Group, which is comprised of the Department of Economic and Community Development, the Department of Transportation, and the Office of Policy and Management; and the State's Historic Office of Preservation. They have also spent a lot of time with staff, Fire Commission, Inland Wetlands Commission, Senior Center, neighbors, and the public at large.

Ms. Kovel summarized the benefits of this project. This is a property that would benefit the town by being active with people who live there and who shop downtown. Reclaiming the architecture and the vibrancy that could be there would be an exciting opportunity for them. They hope to engage with Main Street. They were talking to DOT about access ways to connect through the future train station. Creating homes for a variety of incomes and getting connected to the canal park and the Connecticut River will be wonderful for the residents of Windsor Locks and surrounding towns.

Ms. Kovel stated they do not own the site yet. They are in an agreement to purchase it, and in order for them to move forward with the work they have to do, they have to be sure they are all on the same page with the commission so they can make their final decision and move forward with their financing and ideally be under construction towards the end of next year.

Joseph Lenahan introduced himself. He is a licensed professional engineer in the State of Connecticut, is the civil site engineer for this project, and works for Fuss & O'Neill located at 146 Harford Road, Manchester, Connecticut. Mr. Lenahan stated that he would be discussing the civil site design aspects as well as floodplain, parking, circulation, and access. He talked about the location of the Montgomery Mill and showed overview aerials of the site. As part of this proposal, they will be maintaining the main (brick) building and the mill (concrete) building. The dye house, on the east side by the river, will be demolished. The small building on the north side will also be maintained, as part of a request by the historic preservation office. Referring to a slide rendering of the site plan, Mr. Lenahan explained where the residential area and parking areas would be. He discussed emergency access to the site and hydrant and sprinkler locations. The key thing is that they are able to get fire trucks in and out of the site. The canal path side will be blocked off for pedestrian use and will only be accessible during emergency situations. With regard to turning movements of a fire truck coming in and out of the site, there has been some discussion with the fire marshal, and in order to provide proper queuing, they have shifted the stop bar leaving the site in order to provide additional turning movements. Another potential is to actually have an emergency signal at the base of the hill that would prevent cars from queuing up into the driveway and allow better access for emergency vehicles.

Mr. Lenahan discussed the floodplain impacts. As part of their proposal, the Planning and Zoning Commission requires them to have all of their required parking spaces, one per unit, or 160 spaces, outside of the 100-Year Floodplain. They have achieved this. The basement floods, and therefore they cannot have any residential units or mechanical systems there. They have sacrificed floor space on the basement to ensure that all the residents are above the 500-Year Floodplain as well as access in and out of the site during these flood events. There is an emergency plan that Beacon has prepared to ensure that the residents are aware of the operations that need to happen when there is a flood.

Next, Mr. Lenahan discussed parking strategies and the traffic flow of emergency vehicles. Stormwater and utilities was also discussed. A key thing to ensure is that there is adequate capacity for every utility servicing the site. They have put a request into Connecticut Water to ensure there is adequate water supply and contracted a video inspection team that will be videoing the existing sanitary sewer force main that goes under the canal and ties into Main Street, the roof leaders that drop down through the mill into the existing raceways, and the outfalls over those raceways. As part of their stormwater management system, they are utilizing the existing raceways in order to reduce the number of outfalls into the Connecticut River, therefore reducing the wetland impacts. They are providing water quality basins along the east side of the site which will take the surface runoff and bring them into these water quality basins, and part of that is to provide as much volume as possible in order to polish the water prior to it discharging into the Connecticut River. Because this site is over five acres, they are required to go through DEEP's stormwater general permit during construction activities.

They submitted an initial plan in July and subsequently received staff comments. As a result, slight changes were made. The canal wall parking was removed, and the emergency gravel parking area in the north end was reconfigured based on where the majestic trees are located. They updated their lighting plan which is now in full compliance with the maximum six footcandles. Mr. Lenahan provided copies to the commission. Their wildlife biologist is currently in communication with the DEEP regarding the eagle nesting to the north and other wildlife species that could be potentially affected by the site to ensure best management practices are implemented. A letter from Fuss & O'Neill's Wetlands scientist, Joshua Wilson, to Chairman Gannuscio regarding their request for a Natural Diversity Database State Listed Species Review from DEEP was distributed to the commission.

Matthew Skelly introduced himself. He is a registered professional engineer in the State of Connecticut and works for Fuss & O'Neill. He briefly discussed the traffic study that was performed for this site and the three study area intersections: (1) Bridge and Church with Main, (2) site driveway and Ahlstrom driveway with Bridge, and (3) in East Windsor North and South Water Street and Bridge Street. It must be noted that Bridge Street is Route 140, which means that anything they are doing around Route 140 is subject to state review. In order to assess what the impact of this development is going to be on the local roadway network, they performed an analysis of the capacity of the local roadway network and compared that to the demand that is out there today and what it will be with the new apartment development. Mr. Skelly briefly discussed the capacity analysis and traffic conclusions. They recommend No Turn on Red when turning right out of the driveway because of the poor site distance looking left toward East Windsor. They are not expecting any off-site improvements to be required as a result of this development.

Chris Ferrero of Fuss & O'Neill discussed what the site will look like when it's all done. The landscape concept is to preserve as much of the existing vegetation in the areas to the north where the town's park will be. They have lined the parking lots with trees but on the edges. The materials are indigenous to the northeast and in particular floodplain forests. All the trees are large trees with some flowering trees along the canal path to separate canal path and parking area. They are going for more of a contemporary industrial look since this was previously a mill. Mr. Ferrero concluded, "When everybody talks the technical issues, and this is a very, very complicated site underground and above ground, I think what you're going to see both architecturally and from a landscape architecture standpoint, is that none of that complexity is being sacrificed in the quality of the aesthetic that you receive at the end of the day."

Michael Weissbrod of Crosskey Architects, 750 Main Street, Hartford, Connecticut, addressed the commission. Mr. Weissbrod gave a brief history of the mill. The J.R. Montgomery Company began in the 1800's. The mill was constructed in the late 1800's beginning on the north side, progressing southward until construction ended in the 1930's. It was in operation until 1989, about 100 years. There has been some deterioration since it was abandoned, but most of the historical character-defining elements remain intact. It is on the state Register of Historic Places, and a draft nomination has been submitted for the National Register of Historic Places. This project is expected to use state and historic federal tax credits. The mill is six stories in height, with 37,000 square feet per floor. The upper five floors will consist primarily of residential units, 160 in total.

Mr. Weissbrod went on to discuss floor plans. The basement level will contain a dog washing station as well as 34 covered compact parking spaces between existing columns. The first floor will have the main entry which will be on the canal path just south of the proposed parking lot. The main entry will be through an existing historic archway. The first floor residential units will be accessed via a central double loaded corridor running the length of the mill. The rest of the first floor will be the entry. As you come into the archway you'll be able to go up a set of stairs through a set of historic restored doors or up a ramp and from there enter into a grand lobby with exposed brick and timbered beams and other historic features that will showcase the feel of the mill. From there you will be able to access stairs and elevators bringing you to other floors as well as the leasing office directly off of the lobby. The other floors will be similar to the first floor with a different amenity space located within the center of the L. The top floor will have a community room with a skylight, and moving down, a business center, a mechanical room, and a fitness room. The apartments will have a lot of exposed finishes such as columns, beams, and decking above.

The building code compliance is met and they are introducing several life safety features by doing this. Due to the mill's existing height and construction type and proposed use, they needed to implement ERG compliance alternatives from Chapter 12 of the international existing building code. They were also requested by the Windsor Locks Fire Department to implement some high rise criteria, although

the mill technically does not meet the threshold of a high-rise building. Some highlights are: it will be a fully sprinkler building with class one standpipes, a fire alarm system with voice evacuation, and a fire command center. There are also some other entries farther down the canal path which will serve as egress points as well as locked doors only residents will be able to access.

All the work will comply with the Secretary of Interior Standards. It will include restoration and repainting of the concrete; graffiti removal; brick repair and repointing; new roofing on the entire building; infilling of the existing light wells; new windows which will match the existing dimension and profiles of the original windows; and restoration of the sign on top of the concrete building. They are thinking about introducing some lighting on the west façade which is not reflected in the document the commission just received and is not part of the photometrics. They are showing this primarily conceptually for feedback, as the lighting proposed is not full cutoff per the zoning requirements. Lastly, a slide was shown of a quick rendering of the west elevation as seen from Main Street. Mr. Weissbrod commented, "Although the manufacturing days of this mill are gone, the memories likely still exist for people who worked in the mill or perhaps live nearby, so one of our primary goals was to save this local icon by reusing the building and ensuring its long-term preservation."

Ms. Kovel concluded the presentation by thanking everyone for their time. She said that this is a very challenging site but they also view it as a huge opportunity. Beacon loves a challenge like this and many of the properties they've dealt with have similar challenges, so it is not uncommon to have as many aspects or problems that need to be solved on an existing historic building like this. In addition to environmental issues, traffic articulation, flood issues, and various wildlife issues, they think they've come up with a series of strategies. The one challenge that will be discussed more is the single point of access, but they feel they've come up with a strategy, a plan, and a set of mitigates to address that issue and all the other concerns. Bringing residents and shoppers to this location and reclaiming this incredible building is an exciting opportunity.

Chairman Gannuscio commented that there seems to be a high reliance on state involvement for this project, and given the dire situation the state is in money-wise, asked if the state is keeping them in the loop on what monies are available. Ms. Kovel responded that they have spoken to the Deputy Commissioner of the Department of Economic and Community Development and the Under Secretary of OPM, and while the state does face some real challenges with its budget, the capital investments on the capital side as opposed to the budget side have continued to be a high priority for this administration, and they have been assured that these resources will be available.

Mr. Zimnoch asked what kind of feedback has been received from the Fire Department on the proposed access. Mr. Steele said he received a response today from the Fire Marshal, Mike Sinsigalli. This memorandum dated September 11, 2016 to the Windsor Locks Planning and Zoning Commission regarding fire department

comments on Montgomery Mill was read into the record. Mr. Steele summarized that two issues were raised: (1) the access and the concern about vehicles waiting to exit the site and fire trucks being able to enter in while there are vehicles waiting to exit, and (2) the water supply. Mr. Ferrero responded that they have been in contact with staff and the fire chief and are working to address this issue. Even though they have developed an emergency management plan that says when those fire alarms go off, people have specific meeting places and are not allowed to access their automobiles outside, because of human nature, they may end up with vehicles in the way of an accessing fire truck. One of the mitigations they discussed was the placement of a stoplight which would go on when the fire alarm goes off, fundamentally further telling folks, don't drive your cars. Both the fire chief and the fire marshal seemed to like that idea, but they could not get them to develop a formal response prior to tonight's meeting; however, a meeting for early next week was set up to hopefully finalize this issue.

Mr. Zimnoch pointed out that the secondary issue was with the water main, which is something that could be solved. Mr. Steele commented that what typically happens is if the test comes back that the water is inadequate, then the water has to be upgraded. There is a cost associated with that but is not something that can't be overcome with money.

Chairman Gannuscio asked how the collapsible bollards would work in this concept. Mr. Ferrero gave a brief explanation.

Dana Steele, Town Engineer, discussed his letter to the commission dated September 10, 2016. He explained that his report is based on the latest plans submitted by the applicant. He mentioned that he and Ms. Rodriguez got together this afternoon and put together a list of conditions specifically to simplify this when the commission is ready to consider this application. Chairman Gannuscio asked Ms. Kovel if any of the items listed in Mr. Steele's report pose a problem. She responded that they are all acceptable. She also clarified that they are purchasing the lease to the property. It is three leases and one fee simple.

Jennifer Rodriguez, Town Planner, discussed her report to the commission dated revised September 8, 2016. Comments from Police Chief Osanitsch dated September 12, 2016 were read into the record. Ms. Rodriguez stated that there was a great deal of coordination between Mr. Steele and Mr. Kuczarski from the Water Pollution Control Authority, and all of Mr. Kuczarski's concerns and comments were included in Mr. Steele's report and in the conditions of approval.

**CHAIRMAN GANNUSCIO CALLED A SHORT BREAK FROM 9:05 TO 9:15 PM.**

At this time Chairman Gannuscio opened up the public hearing for comments from the public in favor of this application. Patrick McMahon, the Economic Development consultant for Windsor Locks, spoke in favor of this application. He stated that this project is more than a housing development. It is truly an economic development and is a transformative project for the community. Back in 2008 the Main Street study

was completed, with the number one recommendation being relocation of the train platform back to the north of the historic station. This started the ball rolling with the State of Connecticut who didn't want to go down that road. With dogged persistence by the town, the state has now reversed themselves and are now 100% on board for relocating the train platform and doing all the traffic mitigation at the Bridge Street intersection to make the transit oriented development happen. Because of this Main Street study, the town received a \$250,000 state grant to study transit oriented development. They did a market analysis and determined that the Montgomery Mill was just as important if not more important than the relocation of the train platform. With 160 units and all of those residents who will live there and all of the buying power they will bring to our town center, this will be critically important to the future of our Main Street. This is the catalytic project that will bring back the lifeblood to Main Street.

Chris Kervick, First Selectman of Windsor Locks, spoke in favor of this application. He said past members and present members of the Planning and Zoning Commission should be congratulated for their foresight. The Plan of Conservation and Development (POCD), the Main Street studies, and the zone change for this property are all forward-looking things that this commission did to set the conditions and allow a developer with this quality and this level of experience to come forward. The commission used its creativity and experience to come up with a plan that is top-notch. We all know how important this project is for the redevelopment efforts on Main Street, but ultimately the most important thing is the safety of the would-be occupants of this building. The good thing is Beacon knows this also, and they dove right in to this issue, and they initiated the conversations with the fire marshal and fire commission and had this ongoing dialogue right from the get-go. This is impressive because it speaks to their understanding that this is the number one issue here but it also speaks to their corporate character. They have basically incorporated all of the suggestions that have been made by the fire marshal, fire chief, and fire commission, the most important one being that they have agreed, *at their sole expense*, to build this building to high-rise standards. This building will have all of the fire safety features of some of the highest high-rise buildings in our cities. Mr. Kervick believes that the issue of cars being too close to the turning area preventing trucks from turning in is a manageable concern because there is already a very detailed fire safety plan for the residents. If there is lingering concern about this issue, this could be made a condition of approval to strengthen the fire safety plan and give the staff the ability to monitor this.

The floor was then opened up for comments in opposition. There were none.

Ms. Kovel stated it has been phenomenal working with staff and the first selectman throughout this process. It was a very thorough review that was done by Ms. Rodriguez and Mr. Steele, and they concur with everything that has come out of that process. They've tried very hard to address the issues and hopefully with this last piece on the traffic signalization on the ways to prevent people from getting in the way of trucks they can address the concerns of the fire chief and fire marshal, which

they are determined to do. Because they have professional on-site management who can give training to the residents and give direction to them, they are confident that with their emergency management plan plus these additional measures they should be able to address the concerns that have been raised.

Mr. Szepanski asked about the pedestrian bridge being eliminated. Mr. Ferrero responded that it was not eliminated from the project, it was never technically in the project. It has been shown on a lot of master planning documents that were prepared for the town over the years. Once the train station is moved, they hope that the DOT will create that bridge across the canal because they have already committed to the up-and-over, and that is the up-and-over to get you from one track to the other, which would be one of potentially two primary accesses from downtown to Montgomery Mill. The second would be along Bridge Street. When they re-do that intersection, as part of that process, they are trying to get them to build a pedestrian bridge right next to the canal wall. Mr. Szepanski asked about a timeline for the train station being moved and being functional with that pedestrian walk. Mr. Ferrero replied that they are still in negotiations with DOT but they have committed most recently to the status being priority status. They continuously urge the DOT to have this station operational at a point in time when the passenger rail becomes active, which he thinks is 2018. They are actively lobbying with the DOT to make sure this stays on track. Ms. Kovel stated that the DOT has been very interested in promoting this and the Deputy Commissioner and the Commissioner are very engaged in this project.

Mr. Szepanski asked when they anticipate their project to be completed. Ms. Kovel replied 2019. Mr. Szepanski pointed out that there is a possibility if the DOT plan gets shifted, the only crossing would be what is there now at Bridge Street. He believes this crossing is dangerous and hopes this would be improved. He asked that we not lose sight of this down the road. He also pointed out that on the blacktop pathway behind the brick building there is a three foot area of gate that is cutout from the double gate, and he witnessed a man entering the building. He advised that someone notify the owner to put some chain link up to block the cutout.

Ms. Brengi asked if the access to the river for fishing will be for the public or for residents only. Ms. Kovel responded that they haven't figured out the final design of the edge. The treatment of the edge of the river is very sensitive but they would love to create a shared access way if it is possible. Mr. Kervick pointed out that the draft of the lease that counsel for Ahlstrom and the town attorney have drafted includes access to the river for fishing purposes from that recreational area but has not been executed at this time. Mr. Steele added that he has noticed some paths through the woods that go down to the river and they're not disturbing that area, so it's safe to say that those paths will still be there.

Mr. Valdez asked what steps will be taken to reduce the noise pollution for residents. Mr. Ferrero responded that they are proposing to use windows that have double insulated glass around the entire building which will help to mitigate the noise. Ms. Brengi said her grandfather used to run the wire mill, and she grew up playing in

that building. Ms. Kovel remarked that they would love to have any historic memorabilia he might have to display in the lobby. Ms. Brengi said she would be happy to talk to her grandfather.

Mr. Valdez asked what the plans are for security once the building is finished. Ms. Kovel replied that all the residents will be given a key fob which is reprogrammable. They will have on-site management usually six days a week. This site is a little different because it is permeable by the public because they will pass through in cars. They hadn't contemplated anything greater than that but sometimes they do install security cameras, and if things become a problem they can wire for that, but with the traditional quality secure systems around the exterior of the building and the on-site management, they don't anticipate having a problem.

Ms. Rodriguez added that when they met with Ahlstrom they didn't seem to have any issue with going as far north as was needed with any pedestrian gates to block off the nesting eagles. Mr. Steele mentioned one thing that should be included in his list of conditions, and that was the Wetlands Commission's suggestion to place collapsible bollards on the north side of the building so that vehicles could not travel along the canal path in both directions.

Chairman Gannuscio commented that a lot of progress has been made in one night on this project, but one thing that needs to be put to rest is the fire department issue. Mr. Steele said a meeting was set for September 20. Chairman Gannuscio suggested keeping the public hearing open until there is a final resolution with the fire department, but he doesn't want to see this dragged out until October and would like to set a special meeting to resolve this. September 21 was suggested, but Ms. Kovel was concerned that they would not be able to get whatever they need for the commission from their September 20 meeting. Chairman Gannuscio suggested that they aim for September 21 with Mr. Steele reporting back to the commission.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission keeps open the public hearing on the special use permit and site plan review for the historic rehabilitation and adaptive reuse at the Montgomery Mill properties at 25 Canal Bank Road to create residential units to September 21, 2016, and schedules a special meeting for September 21, 2016 at 6:00 pm.

It was **MOVED** (Gannuscio) and **SECONDED** (Valdez) and **PASSED** (Unanimous, 6-0) that Item VII be moved to this point in the agenda.

## **(VII. Old Business)**

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

#### **i. Brewery**

Kenny Savin introduced James Wright to the commission. Proposed regulations were distributed to commission members.

Ms. Rodriguez explained where the language came from. She took a look at various definitions and was referred to a few regulations by Mr. Savin and Mr. Wright and based on those came up with three definitions that seem to be reoccurring and are in line with the state statute. She also made some recommendations that are in blue. What you see with the strike mark is something that is there currently that would be removed, and what you see in blue is what would be replaced and added. Right now the regulations have on-site and off-site. This is a little bit different now and there are three ways to look at this, so she took the sections that are there and gave them a label. Chairman Gannuscio clarified that they are going to treat this as a public hearing on a proposed regulation change to the town's zoning regulations and are putting it forward as a community recommendation without requiring a fee.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission schedules this set of amendments and changes to our definitions of breweries, brewpubs, restaurants, and non-serving of food on-site, changes to the permitted use table, and changes to the text itself of the regulations, for a public hearing on Tuesday, October 11, 2016.

**B. Action Items** (none)

**IV. Public Hearings**

**B. Text amendment of the existing 2007 Plan of Conservation and Development regarding agriculture and agricultural uses**

The Recording Secretary read the legal notice that was published in the *Journal Inquirer* on August 31, 2016 and September 7, 2016.

Ms. Rodriguez stated that a few years ago the town was made aware of a possible opportunity to work with the Capital Region Council of Governments (CRCOG) and the Environmental Protection Agency's Office of Smart Growth for technical assistance, and it was an all-day workshop that they were interested in holding with various small towns that had small farms. They held a workshop, and a group of people from the community looked at what sorts of agriculture was in the community and gave their feedback on food resources, community gardens, and backyard hens. Out of this workshop in 2014 came these community indicators and goals and objectives. One of the goals and objectives that was recommended through this community meeting and through the folks at CRCOG and EPA was to develop an agricultural commission or delegate that to one of the boards that existed and include some sort of preservation plan in the POCD. Next year we're going to be submitting that updated POCD and in that we would love to have a preservation plan and would love to talk about those properties in town that the commission and the general public would be interested in preserving for passive or active recreation. But there was no ranking system, and since then the Conservation Commission has agreed to be the voice of agriculture. We have also had a reach-out from the state saying that they

have a certain amount of funds available, and they were reaching out to small towns that had small farms that were interested in preservation. Through this process in 2014 and the follow-up in 2015 we've known that the owners of WinLox Farm and a few others have communicated that they are interested in preservation. Even though this is an industrial town historically, there is a need to look at which properties to preserve. If there is not a section in your POCD currently and you do seek funding for preservation of a small farm, the likelihood of getting grant funds is a lot less. Because we had this process in 2014 and 2015 it was easy to pull verbiage from both of those and make a recommendation to the commission that the current POCD be modified to add this section so then we can expand on it for the next plan and insert a true preservation plan that looks at the entire community.

Ms. Rodriguez went on to discuss the proposed Purpose Statement for Amendment of the 2007 Plan of Conservation and Development. The first few paragraphs describe why the recommendation was made to insert these paragraphs. The second page describes the general statutes and how municipalities may establish a local agricultural council by vote of the Board of Selectmen. This has occurred. The third page goes into the requirements of the Connecticut General Statutes. She also discussed Section 1, Farmland Inventory and Ranking System, Section 2, Creating a Supportive Agricultural Business Environment, and Section 3, Preservation Plan and Strategies.

Chairman Gannuscio commented that once again Ms. Rodriguez has done the work which is in a finalized form the way it has been passed out to the commission.

At this time Chairman Gannuscio opened up the public hearing for comments from the public in favor of this text amendment. There were none. The floor was then opened up for comments in opposition. There were none.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission closes the public hearing on the text amendment of the existing 2007 Plan of Conservation and Development regarding agriculture and agricultural uses.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission approves the text amendment to the existing 2007 Plan of Conservation and Development to add this section regarding agriculture and agricultural uses and prioritization of those uses.

V. **Reviews** (none)

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

**VIII. New Business**

**A. Public Input** (none)

**B. Receive New Applications**

- i. Special use permit to install 24-foot light poles at the following Laz Fly properties: 18 and 22 Ella Grasso Turnpike, 50 and 53 Ella Grasso Turnpike, and 110 Ella Grasso Turnpike**

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission schedules a public hearing for Tuesday, October 11, 2016 on the special use permit to install 24-foot light poles at the following Laz Fly properties: 18 and 22 Ella Grasso Turnpike, 50 and 53 Ella Grasso Turnpike, and 110 Ella Grasso Turnpike.

**C. Informal Discussions** (none)

**D. Action Items** (none)

**IX. Communications and Bills** (none)

**X. Adjournment**

It was **MOVED** (Gannuscio) and **SECONDED** (Brenge) and **PASSED** (Unanimous, 6-0) that the Planning and Zoning Commission adjourns the September 12, 2016 meeting at 10:28 pm.

*Respectfully submitted,*

*Debbie Seymour  
Recording Secretary*