

PLANNING & ZONING COMMISSION
January 14, 2013 Meeting Minutes

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

Commission Members Present: Vincent Zimnoch, Alan Gannuscio, Jim Szepanski, Peter Juszczynski, and Paul Harrington

Commission Members Absent: Anthony Scarfo

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

I. Call to Order

Chairman Zimnoch called the meeting to order at 7:07 pm.

II. Roll Call

Commission roll call was taken. Mr. Harrington was seated for Mr. Scarfo by Chairman Zimnoch.

III. Approval of Minutes from the December 10, 2012 Regular Meeting

Some errors were noted in the December 10, 2012 minutes.

On page 5, first paragraph, line 4, “80 cubic yards” should be changed to “**60** cubic yards.”

On page 4, first paragraph in Section C, last sentence, “it’s zoned business not commercial” should be changed to “it’s zoned business not *industrial*.”

It was **MOVED** (Zimnoch) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 4-0, with Harrington Abstaining) that the Planning & Zoning Commission approve the December 10, 2012 minutes, as amended.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission move Item VIII (B) to be discussed as the next item.

There was a brief discussion about holding a special meeting on February 25, 2013 in order to review the three new applications being received tonight.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission hold a special meeting on February 25, 2013 at 7:00 pm in the Large Conference Room if it is available.

VIII. New Business

B. Receive New Applications

i. **Site plan modification and special use permit application for St. Robert Bellarmine Church for the property located at 50-52 South Elm Street**

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission schedule a public hearing on the special use permit and site plan modification for St. Robert Bellarmine Church for the property located at 50-52 South Elm Street at the February 25, 2013 special meeting.

ii. **Special use permit application for ALLNICC for the property located at 3 Industrial Road**

Attorney Paul Smith explained to the commission that it is a special use permit application because other than an office building anything in an I-1 zone requires a special use permit. It is a proposal for a contractor's yard for Russo Lawn and Landscaping. The property is owned by ALLNICC, their real estate holding company.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission schedule a public hearing on the special use permit application for ALLNICC for the property located at 3 Industrial Road at the February 25, 2013 special meeting.

iii. **Special use permit application for used car sales for the property located at 477 Spring Street**

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission schedule a public hearing on the special use permit and motor vehicle license location approval application of George Wihbey for the property located at 477 Spring Street at the February 25, 2013 special meeting.

IV. Public Hearings

A. **Public hearing on the proposed amendments to the liquor regulations.**

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

The Recording Secretary read the legal notice that was published in the *Journal Inquirer* on December 31, 2012 and January 7, 2013.

Mr. Gannuscio stated that Ms. Rodriguez wrote a very good memo dated January 11, 2013 that gives the history of liquor regulations in general and a summary of what some of the other area towns have done. It also shows that there was a very comprehensive discussion of what the commission is doing and why, and a general history of why some of these regulations are in existence.

Ms. Rodriguez summarized her memo dated January 11, 2013.

Chairman Zimnoch stated that there appeared to be no objections from anyone so far.

Mr. Gannuscio made clear for the record that the subject of tonight's hearing is a draft which was last revised on December 10, 2012.

Ms. Rodriguez went on to summarize and clarify what was revised in the regulations.

At this time Chairman Zimnoch opened up the public hearing for comments from the public in favor of this application. Neal Kwort of 86 Sunny Ridge Drive, East Hartford, spoke in favor of this application. The floor was then opened up for comments in opposition. There were none.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission close the public hearing on the proposed changes to the liquor regulations, Sections 501, 502, 503, 504, 505, 506, 507, 508, 509, and 510, as well as the provisions which are amended or added to Section 402 of the Permitted Uses chart.

Mr. Gannuscio stated for the record about the regulations: This is something that Ms. Rodriguez has invested a lot of time in. It was well researched and checked when it comes to surrounding communities around the state. These are changes that time has shown we definitely need to have, considering some of the actions and applications we've had in the past and what we're looking to do going forward with the potential changes to the Main Street plan. It adds an updated and comprehensive set of changes, and it's very specific as to numerous criteria that we consider when issuing a permit. There are no critical comments from CRCOG, the Police Chief, the Fire Marshall, or the Town Attorney. All in all these amendments will make our job easier and Ms. Rodriguez's job easier. We needed to update what we have. Mr. Szepanski has also given us good input and advice on where to turn for sources of information.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission approve effective January 31, 2013 the new regulations of Chapter 5, liquor regulations Sections 501 through 510 as revised and/or added as well as the changes to Section 402, the Permitted Uses tables, with an effective date of January 31, 2013.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission hold a public hearing regarding the termination of the liquor moratorium at the February 25, 2013 special meeting.

V. **Reviews** (none)

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

VII. **Old Business**

A. **Discussion with Commission and Staff regarding:**

i. **the T&M and North Group, LLC request for acceptance of roads**

Mr. Steele stated he has not heard back from the Town Attorney but will try to reach out to him for an update.

iv. **Main Street zoning**

Ms. Rodriguez stated that the letter went out to all the people in the MSOZ and Village Area about the workshop on January 28, 2013.

VIII. **New Business**

A. **Public Input** (none)

C. **Informal Discussions** (none)

IX. **Communications and Bills**

There was some discussion about next year's budget amount for Planning & Zoning to be submitted to the Board of Finance. Chairman Zimnoch stated about 45% of the money in this year's budget has been consumed to this point.

There was a short discussion about the request of the Board of Education that the Planning & Zoning Commission approve the project for improvements at the high school pool. The projected cost is \$332,938.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission approve the funding request for improvements to the pool at Windsor Locks High School pursuant to Section 8-24 of the Connecticut General Statutes.

There was a brief discussion about Margarita's.

Mr. Szepanski and other commission members stated that when they get input from the Fire Department, Police Chief, and Town Attorney, they would like to get something in writing. Ms. Rodriguez said she will urge other departments to also get approvals in writing.

X. Adjournment

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission adjourn the January 14, 2013 meeting at 8:15 pm.

Respectfully submitted,

Debbie Seymour
Recording Secretary