

**PLANNING & ZONING COMMISSION**  
**February 7, 2013 Special Meeting Minutes**

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

Commission Members Present: Vincent Zimnoch, Alan Gannuscio, Jim Szepanski, Peter Juszczynski, Paul Harrington, and Alexa Brengi (Alternate)

Commission Members Absent: Anthony Scarfo

Town Staff Present: Jennifer Rodriguez (Town Planner), and Scott Storms (Town Attorney)

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**I. Call to Order**

Chairman Zimnoch called the special meeting to order at 7:30 pm.

**II. Roll Call**

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

**III. Executive Session**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission enter into Executive Session with Jennifer Rodriguez (Town Planner), and Scott Storms (Town Attorney), to discuss his written legal opinion regarding accessory uses and special uses relating to adult oriented establishments under current zoning regulations (CGS Section 1-200(6) and Section 1-210(10)).

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission come out of Executive Session and return to the special meeting at 8:15 pm.

**IV. 75 Ella Grasso Turnpike--Determination of Type of Permit Needed for Live Entertainment/Sexually Explicit Dance Routines as a Newly Proposed Use**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission reject the application submitted by Mark Kulungian for a site plan modification including zoning approval of an accessory use for live entertainment, including but not limited to exotic dancers. Based on staff recommendations the proposed accessory use is not a customary use with a restaurant or a restaurant use and is not a listed use on the Permitted Use Tables of Section 402 of our regulations. The newly proposed accessory use for the building might be considered similar to an amusement enterprise or an assembly hall use and therefore should require the applicant to submit an application for site plan modification and a special use permit.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the public hearing scheduled for February 11, 2013 be cancelled.

**V. Schedule Public Hearing for Moratorium on Adult Oriented Establishments**

Chairman Zimnoch stated that the commission will be considering imposing a moratorium on adult oriented establishments.

It was **MOVED** (Zimnoch) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission add for discussion a public hearing on the moratorium on adult oriented establishments to the agenda for the February 11, 2013 meeting.

Ms. Rodriguez asked for clarification that this was just to discuss the date. Chairman Zimnoch affirmed that.

**VI. Reschedule Public Workshop on Main Street Overlay Zone and Village Area Regulations**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission put the public workshop on the Main Street Overlay Zone and Village Area regulations on the agenda for the February 11, 2013 meeting.

**VII. Adjournment**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission adjourn the February 7, 2013 special meeting at 8:20 pm.

*Respectfully submitted,*

*Debbie Seymour  
Recording Secretary*