

**PLANNING & ZONING COMMISSION**  
**February 11, 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, Paul Harrington, and Alexa Brengi (Alternate, arrived at 7:21 pm)

Commission Members Absent: Anthony Scarfo

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

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**I. Call to Order**

Chairman Zimnoch called the meeting to order at 7:10 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 January 14, 2013 Regular Meeting**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission approve the January 14, 2013 minutes.

**IV. Public Hearings**

Chairman Zimnoch stated that the public hearing for Pool Table Magic was not going to take place tonight.

Mr. Gannuscio said one of the items that took place at the February 7, 2013 special meeting was the rescheduling of the workshop on the Main Street zoning to this evening's meeting, and made the following motion:

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

## **VII. Old Business**

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

#### **iv. Main Street zoning**

Ms. Rodriguez presented a slide show and discussed the proposal for the Main Street Overlay Zone (MSOZ) and Village Area maps and associated regulations. The commission has been talking about the Main Street Overlay Zone for over a year. Right now there are quite a few downtown revitalization efforts going on such as the relocation of the active train station and the restoration of the historic train station. There is also a Transit Oriented Development (TOD) study being conducted, and the commission felt it was important to move forward with a set of regulation changes at this point. Two grants were applied for: the Main Street Investment Fund and EPA's Brownfields Assessment Grant. The EPA's grant will be used to look at all the Main Street properties that could potentially have contamination, and these funds would help to move things forward in terms of new development. Ms. Rodriguez discussed the MSOZ map and the red and blue areas. There is a large map located on the bulletin board in the Ella T. Grasso Conference Room.

At this point, Ms. Rodriguez asked for questions and/or comments on the transition areas. Mickey Danyluk, 18 Maple Avenue, commented that re-use of existing buildings is very important to maintain the character of what we have and that sense of familiarity in our town that was lost somewhat during the renewal. He also suggested a more uniform standard for signage of the storefronts on Main Street, to make it more attractive. He thanked the commission for including 18 Maple Avenue in the MSOZ. He feels that historic preservation is very important and would like to see certain properties identified as historically valuable and protected under some kind of local zoning. He pointed out that there are at least two significant historical landmarks on lower Church Street, specifically, 16 and 18A/18B Church Street. He believes each of these buildings tells a story about our town's history and encourages the commission to maintain that sense of character and historic continuity. Ms. Rodriguez said she would bring his comments to the consultant of the TOD study.

A woman asked if any improvements would be made in the Waterside Village condos. Ms. Rodriguez said that the Main Street Investment Fund would allow the town to do some improvements at the bottom of Church Street and pointed out the graphic on the bulletin board that is an example of a possible design.

Ms. Rodriguez stated that she will make her slide show presentation available on the town website and would be glad to take names and phone numbers of the people at tonight's meeting and put up a signup sheet if anyone wants to be sent the presentation or has questions in the weeks coming up.

V. Reviews (none)

VI. Action on Closed Public Hearing Items (none)

VII. Old Business

A. Discussion with Commission and Staff regarding:

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

Mr. Steele had no new information to report on this agenda item.

ii. **Zoning regulations** (no discussion)

iii. **Subdivision regulations** (no discussion)

VIII. New Business

A. **Public Input** (none)

B. **Receive New Applications**

i. **Cornerstone Properties, 317 Ella Grasso Turnpike**

Attorney Paul Smith, 27 South Main Street, submitted a letter to the commission regarding Cornerstone Properties, located at 317 Ella Grasso Turnpike. This property is the former Federal Reserve of Boston check storage/distribution place. The owners have agreed to lease a significant portion of the property to Nestle's as a small distribution center. They are going to be submitting an application but are under some time pressure. Attorney Smith asked if the commission would be willing to put this as an agenda item to be received for the special meeting on February 25, 2013. The engineers met with Ms. Rodriguez and Mr. Steele, and they felt it would not be a special use permit but a site plan approval because it is a similar type of use. Attorney Smith reiterated that the footprint of the building is not being expanded. They are adding some bays, and it is still a storage and distribution use. Ms. Rodriguez agreed with Attorney Smith.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission add to the agenda for the special meeting on February 25, 2013 to receive and schedule for review if staff has sufficient time to conduct their review, a site plan application for 317 Ella Grasso Turnpike at Choice Road for the storage and distribution facility for Nestle's (owner is Crown Park, LLC).

For commission concerns:

Mr. Gannuscio stated that one of the items that came up at the special meeting on February 7, 2013 was a moratorium so that the commission could get regulations and ordinances in place regarding adult entertainment/sexually oriented businesses. He said that this will require a public hearing, but given all the administrative proceedings that go on behind the scenes with CRCOG reviewing this and other municipalities offering comments, there is not enough time for this item to come for the commission's regular meeting on March 11. Mr. Gannuscio suggested holding another special meeting, as this is a critical item. Chairman Zimnoch agreed that another special meeting was needed. The earliest date would be March 14 to allow enough days so there would be no technicalities that would invalidate it.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission hold a public hearing at a special meeting on March 14, 2013 at 7:00 pm in the Ella T. Grasso Conference Room, to discuss a potential moratorium regarding sexually oriented businesses/adult businesses.

**C. Informal Discussions** (none)

**IX. Communications and Bills**

A bill from Thomson Reuters for \$116.46 for three volumes of zoning law books was discussed. Because the bill was sent to Mr. Gannuscio, Chairman Zimnoch seated Alexa Brengi for Alan Gannuscio to avoid a conflict of interest.

It was **MOVED** (Zimnoch) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission approve the payment of \$116.46 to Thomson Reuters.

Mr. Gannuscio commented that the budget presentation to the Board of Finance went well. The Planning & Zoning Commission presented a budget with a zero increase and a \$20,000 decrease in one account. One thing that did come up was the possibility that the advertising account may exceed what's been appropriated because of the high number of public hearings and the publications that are required with that.

**X. Adjournment**

It was **MOVED** (Szepanski) and **SECONDED** (Harrington) and **PASSED** (Unanimous, 5-0) that the Planning & Zoning Commission adjourn the February 11, 2013 meeting at 7:56 pm.

*Respectfully submitted,*

*Debbie Seymour  
Recording Secretary*