

PLANNING AND ZONING COMMISSION REGULAR MEETING MARCH 24, 2010, 7:00 P.M.
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Chm. Quentin Phipps, Comm. Richard Pelletier, Comm. Les Adams, Comm. Catherine Johnson, Comm. Nicholas Fazzino, Comm. Carl Bolz (seated), Comm. Ken McClellan, Comm. Michael Johnson (seated)	MEMBERS PRESENT
Comm. Barbara Plum, Comm. Daniel Russo,, Mayor Sebastian Giuliano, Ex-Officio, Asst. Dir. P.W. Robert Dobmeier, Ex-Officio	MEMBERS ABSENT
Michiel Wackers, Deputy Director, Bruce Driska, Zoning Enforcement Officer	STAFF
There were five (5) members of the public present. There is a word for word DVD recording of the meeting on file and available in the Planning Office.	PUBLIC
The Pledge of Allegiance was recited at 7:02 p.m.	ITEM 1 PLEDGE OF ALLEGIANCE
Roll Call was conducted.	ITEM 2 ROLL CALL
No items were removed from the agenda.	ITEM 3 ITEMS RE- MOVED FROM THE AGENDA AND WHY
There were no public comments.	ITEM 4 PUBLIC COMMENT ON ITEMS
There were no public hearing items.	ITEM 5 ZEO SIGN CERTIFICATION
There were no public hearing items.	ITEM 6 PUBLIC HEARINGS
On motion and second by Comms. Carl Bolz and Michael Johnson the Commission approved a request for reduction of the cash bond to an amount determined appropriate by staff, if any is to be retained for the Knoll Ridge Acres Subdivision located off Knoll Ridge Road. Vote was unanimous. Applicant/agent CAS Construction Co. S2001-7	ITEM 7.1 APPROVED A REQUEST FOR REDUCTION OF THE CASH BOND FOR THE KNOLL RIDGE ACRES SUBDIVISION LOCATED OFF KNOLL RIDGE

On motion and second by Comms. Carl Bolz and Richard Pelletier the Commission approved a request for release of the cash bond for the Highland Hill Farms Subdivision (formerly known as Steeplegate) located off Scarborough Lane. Vote was unanimous. Applicant/agent CAS Construction Co., S96-3

ROAD

ITEM 7.2
APPROVED A
REQUEST FOR
RELEASE OF
THE CASH
BOND FOR THE
HIGHLAND
HILL FARMS
SUBDIVISION
LOCATED OFF
SCARBOROUGH
LANE

Bruce Driska, the Zoning Enforcement Officer, briefed the Commission. Comm. Ken McClellan motioned to give a positive recommendation with the following modifications: Comm. Carl Bolz recommended clarification of improper operation in Section C was and seconded by Comm. Nicholas Fazzino. On motion and second by Comms. Michael Johnson and Nicholas Fazzino the Commission moved to suspend the rules. Vote was unanimous. Joan Harvey, 332 Chamberlain Road, submitted pictures into the record and commented. Chm. Quentin Phipps reinstated the rules and requested that the public submission be forwarded to the Common Council. On motion and second by Comms. Carl Bolz and Nicholas Fazzino the Commission endorsed the proposed ordinance on Outdoor Woodburning Furnaces with the following recommendations: 1) there be clarification that in Section C, "Operational Limitations", sub-items a, b, c, and d are examples of improper operation and improper operation should not be limited to these four examples; 2) furthermore, Section A, "Definition" should be simplified; and 3) that the submission received from Joan Harvey of 332 Chamberlain Road be forwarded to the Common Council. Vote was unanimous.

ITEM 8.1
ENDORSED THE
PROPOSED
ORDINANCE
ON OUTDOOR
WOODBURN-
ING FURNACES
WITH RECOM-
MENDATIONS

Michael Wackers commented on the proposed animal ordinance.

ITEM 8.2
REVIEW OF THE
PROPOSED
ANIMAL OR-
DINANCE

On motion and second by Comms. Richard Pelletier and Michael Johnson the Commission scheduled a public hearing date of April 14, 2010 for a proposed two (2) lot resubdivision of the property of Chamberlain Hill Associates, LLC, located at 309 Chamberlain Road, on the south side of Chamberlain Hill Road and Elizabeth Lane. Vote was unanimous. Applicant/agent Chamberlain Hill Associates, LLC/Frank Magnotta S2010-1

ITEM 8.3
SCHEDULED P.H.
4/14/2010 FOR A
PROPOSED TWO
(2) LOT RESUB-
DIVISION OF THE
PROPERTY OF
CHAMBERLAIN
HILL ASSOCIA-

TES, LLC, LO-
CATED AT 309
CHAMBERLAIN
ROAD, ON
THE SOUTH SIDE
OF CHAMBER-
LAIN HILL
ROAD AND
ELIZABETH
LANE

Comm. Michael Johnson recused himself due to professional involvement and Comm. Ken McClellan was seated in place. On motion and second by Comms. Carl Bolz and Nicholas Fazzino the Commission endorsed a proposed resolution for the endorsement of submission of a grant application for assistance under the Housing for Economic Growth Program referenced in CGS Section 8-13(M-X) and certification that consideration be given for the creation of one or more housing incentive zones. Vote was unanimous.

ITEM 8.4
ENDORSED A
PROPOSED RE-
SOLUTION FOR
THE ENDORSE-
MENT OF SUB-
MISSION OF A
GRANT AP-
PLICATION FOR
ASSISTANCE UN-
DER THE HOUS-
ING FOR ECO-
NOMIC GROWTH
PROGRAM RE-
FERENCED IN
CGS SECTION
8-13 (M-X) AND
CERTIFICATION
THAT CON-
SIDERATION BE
GIVEN FOR THE
CREATION OF
ONE OR MORE
HOUSING IN-
CENTIVE ZONES

Comms. Catherine Johnson and Carl Bolz commented on 59 Broad Street. From the public, Beth Emory commented on 59 Broad Street.

ITEM 9
PUBLIC
COMMENT
ON TOPICS

On motion and second by Comms. Nicholas Fazzino and Carl Bolz the Commission approved the minutes of the March 10, 2010 regular meeting. Vote was unanimous.

ITEM 10.1
APPROVED THE
MINUTES OF
THE 3/10/10
REGULAR
MEETING

Bruce Driska, the Zoning Enforcement Officer, gave his report. Comm.

ITEM 10.2

Carl Bolz questioned Wild Bill's on Newfield Street and the trailers. Comm. Nicholas Fazzino questioned Formatron on Cooley Avenue and recommended the property be referenced to the City Attorney's Office for legal action.

ZEO REPORT

Comm. Catherine Johnson commented that the Plan of Conservation and Development and a conservation section should be posed on the weekly newsletter. Comm. Ken McClellan commented on The Public bar issue. Comm. Michael Johnson commented on medical marijuana. Chm. Quentin Phipps recommended that: 1) the hours of operation be limited; 2) there be only one dose dispersed; 3) there be a certain amount of dispensaries; and 4) they be placed only in appropriate areas within the city. Comm. Carl Bolz strongly recommended that there be regulations in place that are modeled like the adult use regulations. Comm. Ken McClellan recommended that: 1) any effort be made to restrict potential medical use; 2) the use fall under the provision of a pharmacy; 3) that it be required that it be sold at pharmacies; and 4) the dispensed dosages be regulated and only done by a licensed pharmacy or pharmacist. Comm. Michael Johnson indicated that a law was passed in 2007, that there is no zoning required and that the Commission should have more rules. Comm. Les Adams noted that the Commission could be opening up a pandora's box. Comm. Richard Pelletier indicated that regulations should be put in place. Comm. Carl Bolz commented that the regulations should be more encompassing in scope. Comm. Carl Bolz questioned what actions can be done at the time regarding 59 Broad Street. Comm. Ken McClellan commented. Chm. Quentin Phipps requested an allocation for the Plan of Conservation and Development updating directly to the Planning and Zoning Commission through staff.

ITEM 10.3
OTHER COM-
MISSION
AFFAIRS

On motion and second by Comms. Nicholas Fazzino and Michael Johnson the Commission adjourned the meeting at 8:51 p.m. Vote was unanimous.

ITEM 11
ADJOURNMENT

Respectfully submitted,

Michiel Wackers, AICP
Deputy Director