

Planning & Zoning Commission
Unapproved Minutes
May 4, 2016

Chairman Gil Graveline called the meeting to order at 7:03 p.m. The meeting was recorded.

Members Present: G. Graveline, A. Havican, K. Kemp and J. Crumb

Alternates Present: G. Ploski

Absent: D. Santoro and P. McKinney

Others Present: Tammy DeLoia, Land Use Inspector

Approval of Minutes:

Motion made by G. Ploski, seconded by J. Crumb to accept the minutes of April 20, 2016 as submitted. **Unanimous.**

Chairman Graveline sat G. Ploski for D. Santoro

Correspondence: None

Public Participation:

Anthony Dorso, 30A Scott Road appeared and presented before the Commission with a handout from the ST of CT's Department of Farming and Agriculture. A. Dorso asked the Commission to review the document which is an interpretation of the ST of CT's view on "Farming" and to consider a clearer definition for "Farming" and to add "Agriculture" to the Zoning Regulations. After discussion, Chairman Graveline suggested that a new category under Section 4.7 Agricultural Uses sub-section "C" could be added. G. Ploski requested that the Commission consider referencing both "Farming" and "Agricultural" within Section 3.1 Uses by District and Section 4.7 Agricultural Uses, of the Zoning Regulations. The Commission thanked A. Dorso for attending the meeting.

New Business: None

Public Hearing:

7:10 p.m. – Proposed Revisions to the Zoning Regulations Zoning Fees Schedule.

Chairman Graveline read into the record the "Notice of Public Hearing" as it appeared in the Republican-American on 4/22/16 & 4/29/16. Chairman Graveline asked Land Use Inspector, Tammy DeLoia to explain the proposed revisions to the Zoning Regulations Zoning Fees Schedule. T. DeLoia explained that the legal notice fees have increased a great deal and that the Zoning Fees Schedule hadn't been reviewed in approximately 10 years. T. DeLoia explained that she had researched the two area newspapers for legal notices; the Citizen's News at \$1.05 per line and the Republican American at \$2.32 per line. After discussion on timeframes for submission, the Commission gave their approval for publishing the legal notices in the Citizen's News when time allows, with the condition that State Statutes are met. Chairman Graveline asked for comments from the public. With no comments from the public, **Motion** made by G. Ploski, seconded by A. Havican to close the Public Hearing on the Revisions to the Zoning Regulations Zoning Fees Schedule. **Unanimous. Motion** made by G. Ploski, seconded by K. Kemp to accept the Revisions to the Zoning Regulations Zoning Fees Schedule as amended with an effective date of June 1, 2016. **Unanimous.**

Old Business:

Proposed Amendments to Section 3.1 Uses By District – Trade Services/Funeral Homes

After discussion, **Motion** made by Al Havican, seconded by G. Ploski to add Trade Services (Less than 3,000 sq. ft.) as a permitted use in the Business (B), Industrial 1 (IND-1) and Industrial 2 (IND-2) Districts; to add Trade Services (More than 3,000 sq. ft.) as a permitted use by Special Permit in the Business (B), Industrial 1 (IND-1) and Industrial 2 (IND-2) Districts; to Revise Funeral Homes to be allowed only in the Business (B) District as a permitted use with an effective date June 1, 2016. 4 Approved/1 Abstained, G. Graveline. **Motion passes.**

Land Use Inspector's Report: None

G. Ploski asked the Commission to review Section 3.1 Uses by District and Section 4.7 Agricultural to be referenced together and not separate.

Public Participation: None

Adjournment:

Motion made by Al Havican, seconded by G. Ploski to adjourn the meeting. **Unanimous.** The meeting was adjourned at 8:24 p.m.

E. Gil Graveline

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Chairman