

APPROVED / REVISED
MINUTES
SPECIAL MEETING / WORKSESSION
PLANNING AND ZONING COMMISSION

October 25, 2005

Present: Nelson Gelfman
John Katz, Vice Chair
James McChesney
Rebecca Muccheti, Chairman
Patrick Walsh
Lillian Willis

Absent: Michael Autuori
James Coyle
Walter Slavin

Also Present: Betty Brosius, Director of Planning
Richard Baldelli, Zoning Enforcement Officer

At 7:35 p.m., Chairman Mucchetti called the meeting to order.

**SPECIAL MEETING / WORKSESSION
UPDATE OF THE ZONING REGULATIONS**

Consultant Planner Glenn Chalder of Planimetrics was present to discuss Section 5 of the proposed new, reorganized zoning regulations, pertaining to the Business Zones.

The business zones section has been simplified, with improved list of permitted uses and elimination of the cross-referencing found in the current regulations. The description of how and when special permits are required has also been simplified. Mr. Chalder explained that the CBD (Central Business District) and the B-1 (Business Zone) had been recommended for Village District status. He briefly explained the authority granted to the Commission under Sec. 8-2j of the Connecticut General Statutes for the Village District, and referred to a staff memo prepared by the Director of Planning. Chairman Mucchetti pointed out that the staff report included copies of the zoning map, showing the areas recommended for the Village District.

Commissioner McChesney suggested that a table of the permitted uses for each of the zones would be helpful, so that the Commission could better compare and contrast the lists of permitted uses for the individual zones. All agreed, and Mr. Chalder will prepare such a list for the next worksession.

The discussion that followed included comments and opinions about permitted uses, bulk regulations for the individual zones, and the need for definitions and illustrations for certain sections. The new regulations propose to simplify the determination of front-yard

setbacks, and suggest creating equal standards for special permit and non-special permit uses. Commissioner Willis expressed concern about the proposed 100% coverage in the CBD zone, and the implied lack of green space and parking islands. Mr. Chalder explained that the proposed regulation may be appropriate in the heavily developed, downtown area where there are small lots and little existing opportunity for green space. The special permit process would allow the Commission to require green space where appropriate and possible.

There was also discussion about maps prepared by Zoning Enforcement Officer Richard Baldelli, showing the B-3 zone between South Street and Farmingville Road. Mr. Baldelli, supported by Director of Planning Brosius in her staff memo, suggests that the Commission consider the re-zoning of properties fronting on Danbury Road in this area, since most of the parcels have been essentially re-zoned to B-1 uses by variances granted by the Zoning Board of Appeals. The new zone would make these parcels consistent with uses permitted on the other side of the street (Route 35 / Danbury Road). It is recommended that parcels fronting on the by-pass road remain as the B-3 zone.

Mr. McChesney suggested that some of the business zones, including the CBD zone, could be consolidated, since there is an apparent overlap in permitted uses. Ms. Brosius agreed. Again, the chart of permitted uses would be helpful to make this determination.

Consultant Glenn Chalder will work on the revisions discussed during the worksession, and will prepare the chart of permitted uses. The next worksession may include these revisions as well as the sections on Flood Safety and Aquifer Protection.

The next worksession is scheduled for Tuesday, November 29, 2005.

Hearing no further discussion, the Chairman adjourned the meeting at 10:10 p.m.

Respectfully submitted,

Betty Brosius
Director of Planning