

Regular Planning Commission Meeting
MINUTES
7:30 PM Thursday, April 02, 2015
Room 133

1) Convene Meeting

Chairman J. Van Hise convened the meeting at 7:30 p.m. and established a quorum of members: J. Van Hise, Chairman; A. Kerley, Vice Chairman**; D. Frankel, Secretary; Regular members L. Taylor and G. Hunton; Alternates G. Blass* and I. Agard. Also present: Recording Secretary J. Llewellyn.

*G. Blass was appointed a voting member until the arrival of A. Kerley (noted below).

**A. Kerley arrived at 7:31 p.m. at which time G. Blass resumed non-voting Alternate status.

2) Review Minutes of Previous Meeting

Regular Meeting [03/05/2015](#): A motion was made by A. Kerley, seconded by L. Taylor, to approve the minutes of 3/5/15. **Motion carried 3-0-2 with D. Frankel and G. Hunton abstaining (not present at this meeting).**

Regular Meeting: [03/19/2015](#): A motion was made by A. Kerley to accept the minutes of 3/19/15 as submitted. D. Frankel seconded and the motion carried 3-0-2 with L. Taylor and G. Hunton abstaining (not present at this meeting).

A motion was made by L. Taylor, seconded by D. Frankel, to amend the agenda to add the Minutes of the Special Meeting of 3/26/2015 to the agenda under item 2. Motion carried unanimously.

- **Special Meeting 3/26/2015:** Following a review of the minutes of the Special Meeting of 3/26/2015, a motion was made to approve the Minutes as corrected* for Special Meeting of 3/26/2015 by D. Frankel, seconded by G. Hunton, and carried unanimously.

**Correction: p. 4: Please change item referring to strike of "Engineering" comment to add clarification that this is item 1. b. under "Trans 2" and that it be changed to "Complete Engineering."*

3) Minutes of Other Boards & Commissions

Board of Selectmen - Special Meeting [03/23/2015](#): No comments.

Inland Wetland Commission [03/23/2015](#): Moved forward on 101-103-105 Laurel Hill Road: Approved with stipulations.

4) Correspondence

There was none to review at this meeting.

5) Informal Discussion

[no item]

a) Plan of Conservation and Development

- 03/26/2015 Draft POCD
- Letter to Board of Selectmen and WCCOG

A revised copy of the POCD was provided to the Commission since last week's (Special) Meeting. A draft has been sent to the Board of Selectmen, as well as to the WCCOG (formerly HVCEO). The tables that were discussed at that aforementioned meeting were incorporated into the revision.

The Chairman reminded the Commissioners of the timeline that was discussed several meetings ago, adding that the proposed initial Public Hearing date is June 4, 2015. He further noted that the Planning Commission may act on the POCD without a report from either the Board of Selectmen and/or WCCOG, should one not be received in time. The final plan needs to be done prior to the 29th of April. That means, he added, that any modifications need to be done by the next meeting.

The POCD is on the agenda of the Board of Selectmen's next meeting (Monday, April 6th). Irv Agard asked if those people/boards recommended to implement specific sections of the POCD, as discussed at the last (Special) meeting, had been contacted. "Not to my knowledge," replied the Chairman. Chairman Van Hise then read the timeline of adopting the POCD and the required filings that would occur upon such adoption.

A. Kerley noted that the graphic charts, which he felt were "great," do not have the same resolution as the rest of the

document as they likely have sourced elsewhere. He suggested different coloring to make them more readable, especially where there is black type on darker coloring. A. Kerley will cite specific areas of concern and bring them to K. Daniel's attention.

L. Taylor questioned the references, on p. 71, to targeting young families and young professionals with new housing. She questioned why this is in since there is such limited land left to develop. The Chairman clarified that there are currently more housing options, including apartments and affordable homes.

The Commissioners had no further comments or questions.

b) B. Chairman Comments

Chairman J. Van Hise noted the recent passing of former Planning (and Zoning) Commissioner, Fred Weisman. There is a fund set up for cancer donations, and giving is voluntarily up to each Commissioner.

c) C. 49 Federal Road: Leased Town Property

First Selectman Tinsley has asked J. Van Hise and A. Kerley to look into the land near Windowrama on Federal Road (at the intersection of White Turkey Road. The property owner is leasing land from the Town for parking, and is currently not making lease payments. Chairman Van Hise visited the site, which still had some snow covering, and did some on-line research as well. He's trying to determine, on behalf of the First Selectman, if the Town may have any use for this land.

Chairman Van Hise requested that the Land Use Office send a note to the First Selectman requesting details of the lease for 49 Federal Road so the Planning Commission can see how much land is currently being used by the landowner. This information is needed in order for the Commission to render an opinion on this matter.

6) Adjourn

A motion was made by G. Hunton, seconded by L. Taylor to adjourn at 8:17 p.m. Motion carried unanimously.

The next Regular Meeting of the Commission will be held on April 16, 2015