

- Regulations committee May 2. Present: David Basilone, John Kennedy, Roger Williams, Sue Huybensz, Jane Samuels. There was not a quorum but we did have an excellent discussion with the number of topics raised. One was environmental issues and how they should be incorporated into planning and zoning regulations. The topic of a town survey, A traffic study and a map of the commercial and industrial spaces occupied and others that are available was discussed. An excellent point was raised that a town survey and a traffic study must first have A clearly defined problem to be addressed. An excellent presentation was made by Roger Williams of overlay zones in South Windsor Connecticut. He noted that these were overlay zones not floating zones and the zones followed the plan of conservation and development for south Windsor. The zones were also small, clearly specified areas with what was desired from each area. Floating zones are not the only solution to a problem, overlay zones can also be applied. The point was made again that a problem has to be clearly defined before adopting any new kind of zone. It was suggested that the planning and zoning commission take a good look at the Plan of conservation and development for deep River. It was also suggested that the economic development committee may want to be engaged in a map of the commercial spaces occupied and available in town. Before any expansion of either commercial or industrial areas are contemplated we should first know what is available.