

PLANNING & ZONING COMMISSION
Regular Meeting
October 21, 2014

The Planning & Zoning Commission held a regular meeting on Tuesday, October 21, 2014. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Jennifer Clock	James Macchio
Steve Kalkowski	Paul Chaplinsky
Susan Locks	Kevin Conroy

Michael DelSanto, Chair

Alternates: Anthony D'Angelo
James Morelli, Jr.

Ex-officio members present were as follows, viz:

Robert Phillips, Director of Planning & Community Development
Keith Hayden, Town Engineer
Mark Sciota, Deputy Town Manager/ Town Attorney

Absent: Joe Coviello, Alternate Commissioner

A quorum was determined.

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

MICHAEL DELSANTO, Chair, presiding:

Approval of Minutes

A. Regular Meeting of October 7, 2014

Mr. Kalkowski made a motion to approve as submitted. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

BUSINESS MEETING

A. George Loukopoulos, reapproval of 12,600 square foot building, 122 Spring Street (SPR #1682).

Mr. Phillips advised this item is still under review by town staff and it needs to be tabled.

Mr. Chaplinsky made a motion to table. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

B. CT Land and Homes, release of \$37,500 subdivision bond, pending receipt of a \$7,500 maintenance bond (S#1281)

Ready for action.

Mr. Chaplinsky made a motion to approve. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

C. Acceptance of Fieldstone Lane, from Meriden Avenue to its terminus, a total distance of 400 feet (.08 miles), S #1281.

Ready for action.

Mr. Chaplinsky made a motion to approve. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

6. PLAN OF CONSERVATION AND DEVELOPMENT

Ms. Clock advised there was a meeting last Thursday. It went very well. We discussed getting the word out more as it kind of died down after the public input session meeting. I am going to work on advertising it. I've asked for it to be an agenda item on the town council agenda. And, also posting things on Southington Talks.

If you have any other avenues you feel would be good to advertise this, email me directly and I'll pass them along.

The Chair hoped people would come to the meetings and give their opinion. It is important for people to be involved.

Mr. Phillips plugged we have a website devoted to the Plan of Conservation and Development where all the information throughout the entire review process will be posted.

You have to go to planning & zoning and on the right hand you'll see Plan of Conservation and Development Update 2014.

Attorney Sciota will discuss with Kathy Larkin having an icon on the front page.

The subcommittee meetings are now in the calendar on the website.

Mr. D'Angelo thanked the Chair for putting him on this excellent, hard working committee. The draft report should be done sometime this March and at that point people might start coming out and giving their opinions. Right now it seems like people don't understand what this report is all about. When they see specifics in the report, that's when they'll start coming out and commenting. It is an aggressive schedule but a good schedule. The consultant has done a tremendous job thus far.

The Chair suggested Ms. Clock reach out to the respective political boards in town (Republican and Democratic Town Committees). That's a good way to reach a couple of hundred people in one email.

Ms. Clock said there is a major lack of understanding on this plan. I'm going to try to define it and make sure people really understand what it is. It is so very important that people be involved and help us move forward with the plan. And, I'll reach out to both parties, as well.

Comments emailed are going directly to the consultant.

7. ITEMS TO SCHEDULE FOR PUBLIC HEARING

Mr. Phillips said there will be one for the November 18th meeting. The first meeting in November is Wednesday, November 5th because Election Day is November 4th.

8. ADMINISTRATIVE REPORTS

Mr. Phillips said the first topic will be the sign regulation. We will walk through it page by page (13 pages). The draft was reviewed and commissioners offered their opinions, suggestions and comments. Mr. Phillips will take all of the opinions, suggestions and comments and incorporate them into a second draft for the commission to review. (Refer to the video on line for the actual discussion.)

9. RECEIPT OF NEW APPLICATIONS

1. Queen Street Medical Associates proposed medical office building at 462 Queen Street. That's on the November 18th agenda. We have to wait for wetlands to act.

2. Estate of Merwin S. Vile, petition to change the zoning district boundary from R-20/25 to R-12, Dunham Street. That'll be a public hearing on the 18th, as well.

10. EXECUTIVE SESSION TO discuss pending litigation.

The Chair asked for a motion to go into executive session barring the press and public but including the town engineer, the town planner and the town attorney to discuss pending litigation. Mr. Chaplinsky made that motion. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

(Whereupon, the commission adjourned to executive session at 8:31 o'clock, p.m.)

EXECUTIVE SESSION

The Planning & Zoning Commission entered executive session immediately following their meeting with the following in attendance in order to discuss pending litigation.

The following Commissioners were present, viz:

Jennifer Clock	James Macchio
Steve Kalkowski	Paul Chaplinsky
Susan Locks	Kevin Conroy

Michael DelSanto, Chair

Alternates: Anthony D'Angelo
James Morelli, Jr.

Ex-officio members present were as follows, viz:

Robert Phillips, Director of Planning & Community Development
Keith Hayden, Town Engineer
Mark Sciota, Deputy Town Manager/ Town Attorney

Absent: Joe Coviello, Alternate Commissioner

No motions were made or votes taken during executive session.

Mr. Kalkowski made a motion to adjourn from executive session. Mr. Chaplinsky seconded. Motion passed unanimously.

(Executive session was adjourned to regular session at 8:51 o'clock, p.m.)

REGULAR SESSION

Mr. Chaplinsky made a motion to adjourn which was seconded by Mr. Kalkowski. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:52 o'clock, p.m.)

Mark J. Sciota
Acting Secretary