

**PLANNING AND ZONING COMMISSION
REGULAR MEETING - MINUTES
OCTOBER 27, 2015 – 7:30PM
GOSHEN TOWN HALL – 42 NORTH STREET**

PRESENT: Chairman Don Wilkes, Cynthia Barrett, Russell Hurley, Lu-Ann Zbinden; Alternate Mark Harris; Town Planner and Zoning Enforcement Officer Martin Connor, AICP.
EXCUSED: Stephen Cooney; Alternate Garret Harlow.

1. CALL TO ORDER AND DESIGNATION OF ALTERNATES.

Chairman Don Wilkes called the meeting to order at 7:34PM. All regular members present were seated for the evening. Alternate Mark Harris was seated for Stephen Cooney. The proceedings were recorded digitally, and copies are available in the Land Use Office.

2. PUBLIC HEARINGS:

No business was discussed.

3. READING OF THE MINUTES:

A. September 22, 2015 regular meeting.

MOTION Mr. Hurley, second Ms. Barrett to amend the minutes of the September 22, 2015 regular meeting such that the first two sentences of the first paragraph on page 2 read: "Mr. Connor referenced Ms. Horn's letter to the Commission, and noted that while the buses would be parked onsite 7 days per week, the activity onsite would largely be a 5-day per week operation only during the school year, although buses occasionally would be in use at other times. Per Ms. Horn's letter, the previous use of the property for the logging operation was year-round and very often daily."

MOTION Mr. Hurley, second Mr. Harris, to approve the minutes of the September 22, 2015 regular meeting as amended.

B. August 25, 2015 regular meeting.

MOTION Ms. Zbinden, second Ms. Barrett, to approve the minutes of the August 25, 2015 regular meeting as written; unanimously approved.

4. OLD BUSINESS:

No business was discussed.

5. NEW BUSINESS:

A. Jason Dismukes, PE for Charles & Lisa Lillis, 28 Pie Hill Road – 2-Lot Resubdivision "South Farms".

Jason Dismukes, PE, addressed the Commission regarding this matter. Mr. Dismukes explained that the application was for a 2-lot resubdivision. The existing 18.2-acre lot would be divided into a front lot of 8.53 acres and a back lot of 9.68 acres. The property owners wished to create one new building lot at the front for themselves; the rear lot with the existing house would be transferred to their daughter. A 30-foot right-of-way and utility easement over the existing driveway area on the front lot would be established to permit access to the rear lot. Mr. Dismukes explained that the property owner had a special exception for a home business in the metal building on the front lot, which he would retain. The plan included a full septic system design and site plan for the proposed new home on the front lot.

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Mr. Dismukes then submitted a written request for four waivers of requirements in the Subdivision Regulations. First, waiver of full site plan requirements, such as house elevations and traffic analysis, was requested as one of the two lots had already been developed. Second, the applicant requested waiver of the sanitation report, traditionally used to determine feasibility. Mr. Dismukes explained that the because the applicants wished to build as soon as possible, they were providing not just feasibility information, but rather full detailed site plans for the new house and complete septic system design that he anticipated would be approved by the Torrington Area Health District prior to the public hearing. Third, the applicants were requesting a waiver of the open space requirements as the new lot would be transferred to a member of their immediate family. Lastly, a waiver was requested of the requirement for state plane coordinates on lot corners of the subdivision. Mr. Dismukes stated that there were many missing or destroyed monuments in this area of the State, which meant a great deal of extra work for surveyors in order to meet this requirement. While this information might be beneficial for a larger subdivision, it was a great deal of work for a 2-lot resubdivision.

Ms. Zbinden questioned whether the property abutted established open space. Both Mr. Dismukes and Mr. Connor stated that it did not. Mr. Dismukes pointed out that both lots created by this resubdivision would be unable to subdivide again since to do so would put them below the zone's required lot size of 5 acres. Mr. Connor advised the Commission that the Connecticut General Statutes Section 8-25 specified that open space could not be required if all subdivided lot was to be transferred to a member of the property owner's family. Additionally, he noted that the location of this lot was not in an area deemed priority according to the Open Space Plan.

MOTION Mr. Hurley, second Ms. Zbinden to accept the application in the matter of **Jason Dismukes, PE for Charles & Lisa Lillis, 28 Pie Hill Road – 2-Lot Resubdivision “South Farms”** and to schedule a public hearing on this matter for the November 24, 2015 regular meeting; unanimously approved.

6. ZONING ENFORCEMENT OFFICER'S REPORT:

The Commission reviewed the report of the Zoning Enforcement Officer's activities over the previous month. Mr. Connor updated the Commission on work at 59 Torrington Road, explaining that the second course of pavement had been done, and work was started on a detention pond.

MOTION Mr. Hurley, second Ms. Zbinden, to accept the Zoning Enforcement Officer's Report for the period from September 23, 2015 to October 27, 2015; unanimously approved.

7. CORRESPONDENCE.

Commission members discussed the upcoming 5th Thursday program to be held on October 29th at the Northwest Hills Council of Government office at 59 Torrington Road. Mr. Wilkes, Mr. Hurley, Ms. Zbinden, and Ms. Barrett expressed their intention to attend.

The Commission also discussed the 2016 Regular Meeting Schedule. After a brief discussion, the Commission decided not to schedule a regular meeting in December 2016; a special meeting could be scheduled if necessary.

MOTION Mr. Hurley, second Ms. Zbinden, to adopt the 2016 Regular Meeting Schedule as proposed, except that no regular meeting will be scheduled for December 2016; unanimously approved.

8. OTHER BUSINESS PROPER TO COME BEFORE THE COMMISSION:

A. Update of 2006 Plan of Conservation and Development (POCD).

Mr. Connor advised the Commission that the Northwest Hills Council of Governments (NHCOG) offered their assistance with the work to update the POCD. He suggested that the NHCOG could be very helpful in pulling together statistical information. Also, since 2006 the State legislature had added requirements for additional information to be included in a town's POCD; Mr. Connor said that the NHCOG could be very helpful putting this information together. Jocelyn Ayer from the NHCOG would be attending the Commission's November 24th meeting.

Mr. Connor reminded the Commission that they had held a Community Issues Forum to assist in the development of the 2006 POCD, and that he had recommended a similar forum be held as a part of this update. A total of \$5000 per year was being put in the budget over two years to pay for this. Mr. Connor said that he was working to get prices for this; however, he suggested that they find out if the NHCOG might be able to run this forum at a more reasonable cost. He explained that the feedback from the forum was compiled into a report that he used to draft the 2006 POCD.

The Commission then reviewed the 2006 POCD. Commission members agreed that there were very minimal changes required in Section 1 – "Introduction" and Section 2 – "The Process of Preparing the Plan." Members briefly reviewed Section 3 – "Community Issues Forum" and Mr. Connor explained that the results of the planned forum would be inserted in this section of the POCD. Members then reviewed the report from the forum that had been prepared by Planimetrics. Mr. Connor requested that the Commission Clerk make a PDF of the document for distribution to commission members via email.

Mr. Hurley expressed the opinion that it would be very important to stress the need for sewer avoidance outside of the Woodridge Lake Sewer District. Mr. Connor noted that this had been discussed on page 12 of the current POCD, but he agreed that this issue should be addressed in the updated POCD as well. Members then discussed maintenance of water quality around Tyler Lake, as well as the ramifications of potentially sewerage that area. Mr. Connor said that the Commission might instead consider recommending an ordinance delineating mandatory septic system pumping requirements.

Mr. Connor suggested inviting both the Agricultural Council and the newly created Economic Development Commission to meet with the P&Z to get their input. He also suggested inviting the revamped Water Pollution Control Authority to participate.

The Commission agreed to discuss the Economic Development and Natural Resource Protection topics in Section 6 – "2006 Plan of Conservation and Development Goals, Issues, Recommendations" at the November 24, 2015 regular meeting.

9. ADJOURNMENT:

MOTION Ms. Zbinden, second Ms. Barrett, to adjourn at 8:40PM; unanimously approved.

Respectfully submitted,

**Stacey M. Sefcik
Recording Secretary**