

**TOWN OF VOLUNTOWN
PLANNING & ZONING
THURSDAY JUNE 8, 2017 7PM**

The special meeting for the Town of Voluntown, Planning & Zoning Commission was called to order at 7:00pm by Chairman Scott Davidson.

Members present: Scott Davidson, Arthur Nieminen, Carl Grenier, Alternates present: Patricia Wray & David Nieminen. Also, present Town Attorney Michael Carey and Jim Larkin with NECCOG.

Alternates Patricia Wray and David Nieminen were seated as full voting members.

Approval of the minutes: Carl Grenier made a motion to approve the minutes from the May 10, 2017 meeting. Arthur Nieminen seconded the motion. All in favor. Motion carried.

Visitor/Citizens Comments: None at this time.

Discussion of application and possible action of #020917 Alfred Daigneault (text amendment changes): Jim Larkin, NECCOG upon request from the Commission was asked to redraft to clarify a sentence at the end of section 5.3. This was done and discussed in further detail by him with the Commission.

Carl Grenier made a motion to deny application #020917 Alfred L. Daigneault (Text amendment change) to amend sections 5.3 Minimum Lot size of the Zoning Regulations to encourage a mix of housing and commercial development within the Village District and clarify the applicability of the regulations concerning Multi-Family dwellings.

Findings with respect to and subject to the imposition of certain appropriate modifications based upon the evidence in the record of the Public Hearing the Commission finds that

1. Proposed text amendments are not consistent with the Town of Voluntown Plan of Conservation and Development 2010.
 - A. It is not appropriate at this time to reduce the minimum lot size within the Village District for multi and 2 family dwellings as no public sewer and water systems exist.
 - B. The proposal to allow the Minimum Lot Size of Multi Family Developments to not be considered cumulatively with other uses is contrary to the 2010 POCD recommendations for the Town Center.
 - C. There is insufficient evidence in the record that the proposed amendment would not have a negative impact on traffic and congestion within the Village District.
 - D. The proposed language does not clearly state the intent of the amendment.
2. The proposed text amendments are not consistent and compatible with the Voluntown Plan of Conservation and Development 2010, Plan Recommendations regarding the Town Center.

David Nieminen seconded the motion. All in favor. Motion carried.

Members of the Commission voted on application #020917 Alfred Daigneault (text amendment changes) All members voted to deny the application at this time, none opposed. All in favor. Vote carried.

Voting Members were: Scott Davidson, Carl Grenier, Arthur Nieminen, Patricia Wray and David Nieminen.

Fee Ordinance Structure: There will be an ordinance put in place for all land uses instead of public hearings. Jim Larkin will speak with Wetlands commission about the language. No fees changed except anything that requires a public hearing will be an additional \$250.00. It was brought up about a past Farm Building Fee (Reduced). Chairman Davidson said that would probably fall under Zoning Officer and not Planning and Zoning Commission. Farm Building Fee is not currently in Planning and Zoning Regulations. This will be addressed with Pete Zvingilas who was not present at the meeting. Proposed to do a 50 percent reduced fee for farms that have state exemption number from the state. Jim Larkin stated he would like to see how Lebanon handles farms and what language they use since they are a very agriculturally friendly town. Discussion will be tabled until the next meeting.

New Business: Possible Text Amendment Changes Discussion

Attorney Carey will call John Faulise at Boundaries, LLC to see if he will continue to work with Mr. Daigneault and Jim Larkin. The verbiage needs work for the changes that were applied for. Members of the Commission discussed that any changes need to be specific and exact to protect the town etc. and not to just be accommodating to one application. 830G Affordable Housing Statute was discussed by Attorney Carey & Jim Larkin. It was discussed about a possible public hearing in September. Further discussion will be tabled until the next meeting.

Correspondence: State of Transportation for approval of a driveway off of 49.

Any Other Business/Discussion: No other discussion

Executive Session: Not needed. Agreement Reached. Will be dealt with in further open session.

Adjournment: Patricia Wray made a motion to adjourn the meeting. Arthur Nieminen seconded the motion. All in favor. Meeting adjourned at 8:21pm.

**Scott Davidson,
Chairman**