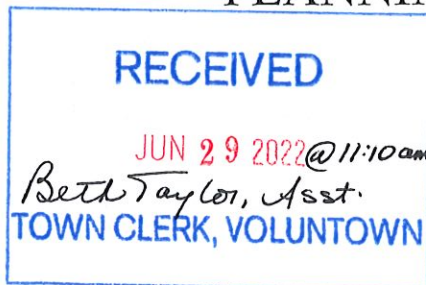


PLANNING & ZONING COMMISSION



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May 11, 2022
Meeting Minutes

1. **Call to Order:** Chairman S. Davidson called the Regular Meeting of the Planning and Zoning Commission to order at 7:00pm.
2. **Members Present:** David Nieminen, Pat Wray, Joe Zonfrilli, S. Davidson and Alternate Members J. Hodge & Brian Muschiano (Arrived at 7:10pm)

Members Absent: Steve Stephanski and Tom Sweet

3. **Seating of Alternate:** J. Hodge was seated.
4. **Approval of Minutes:** Minutes were not approved. Revisions required.
5. **Addition to the Agenda:** There were no additions to the agenda.
6. **Citizen Comments:** No public were present.

7. **Public Hearing Continuation:**

- A. **The continuation of public hearing on Application #765: 80 Preston City Rd. Text Change Multi-family, Village District** began at 7:11 pm. The Commission discussed at length the need for a minimum lot size for a multi-family development in an existing building being converted – similar to the requirement for a new multi-family development. The Commission agreed instead to cap the number of units permitted to four (4) regardless if it were a new development or a redevelopment of an existing building. The term “substantial reconstruction” was replaced with “complete replacement” **A motion was made and seconded by J. Hodge/J. Zonfrilli to close the public hearing. MOTION PASSED Unanimously.**
- B. **The Public Hearing for the proposed regulatory change to Section 8.15 Accessory Apartment** proposed by the Planning & Zoning Committee continued at 7:31 pm. The Commission discussed. The Amendment would bring the Town’s regulation into compliance with the new statute. **A motion was made and seconded by P. Wray/J. Hodge to close the public hearing. MOTION PASSED Unanimously.**

8. **Old Business:**

- A. **Application #765: Patrick St. Jean – 80 Preston City Rd. Text Change Multi-family, Village District.** A motion was made and seconded by J. Hodge/D. Nieminen to approve Application #765 with the added provision that a maximum of 4 units would be allowed regardless of whether it was new construction or renovation of an existing building. **MOTION PASSED Unanimously.**
- B. **Zoning Regulation Text Change for Accessory Apartments.** Motion made and seconded by S. Davidson/J. Hodge to approve the text amendment. **MOTION PASSED 4-1 with D. Nieminen voting against the motion.**

- C. **Application #768 – 17 Beach Pond Rd. – David Andrews – Subdivision.** Planner J. Guskowski and J. Hodge identified several deficiencies in the application and plan. J. Guskowski has spoken with the applicant and requested an updated plan. The plan submitted was not prepared by a surveyor – the applicant had simply added information to a prior Boundary Survey Plan. The plan lacked accurate bearings and distances for the new property line. It also lacked conceptual layouts for all proposed buildings; utilities, and driveways. The proposed grading was also not shown.

Motion made and seconded by P. Wray/ S. Davidson to deny the application without prejudice.
MOTION PASSED Unanimously.

10. **Correspondence:** None

11. **ZEO Report:** P. Zvingilas was not present.

12. **General Planning Discussion:**

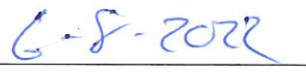
J. Guskowski updated the Commission on the progress of the work to amend the regulations. He asked again that more members participate. J. Hodge submitted comments electronically as she is not able to meet on the scheduled workshop nights. An updated version of the regulations was provided to the members present.

13. **Adjourn:** Motion made and seconded by J. Hodge/ D. Nieminen to adjourn, with no objection, S. Davidson adjourned the meeting at 8:18 pm

Approved:



Chairman/Authorized Signer



Date