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**PLANNING & ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING**

July 12, 2023

7:00 P.M.

VOLUNTOWN TOWN HALL

MINUTES

1. **Call to Order and Roll Call:** S. Stephanski called the meeting to order at 7:07 pm.

Members Present: S. Stephanski, P. Wray, J. Hodge, J. Zonfrilli

Members Absent: S. Davidson, D. Nieminen, B. Muschiano, T. Sweet

2. **Seating of Alternates:** J. Hodge was seated for S. Davidson

3. **Citizen Comments**

Approval of Minutes: J. Zonfrilli made the motion to approve the meeting minutes from June 14, 2023. Seconded by J. Hodge. *MOTION PASSED* Unanimously.

4. **Additions to the Agenda**

5. **Public Hearing**

- a. **Re-Subdivision Application: 280 Shetucket Turnpike.** Applicant: Daniel Cloud.

Applicant Daniel Cloud discussed the subdivision plans for 280 Shetucket Turnpike. The Planning & Zoning Commission requested a revised plan from the applicants to demonstrate compliance with the Rear Lot provisions of the Zoning Regulations and to accommodate future subdivision plans.

J. Hodge made the motion to table the public hearing to August 9th. Seconded by J. Zonfrilli. *MOTION PASSED* Unanimously.

6. **Old Business**

- a. **Re-Subdivision Application: 280 Shetucket Turnpike.** Applicant: Daniel Cloud. Application received at May 10, 2023 Meeting.

J. Hodge made a motion to table the discussion of the application to August 9th. Seconded by J. Zonfrilli. *MOTION PASSED* Unanimously.

- b. **Zoning Regulation Project.** Review compiled draft

Planning & Zoning reviewed the regulations and discussed potential regulations for short term rentals.

7. **New Business**

- a. CGS §8-24 Referral from Board of Selectmen: Potential sale of 2 Church Street (Map 27B, Lot 081).

First Selectman Tracey Hanson discussed the demolition of the former Methodist Meeting House and the inability to redevelop the property. Motion to put 2 Church St up for sale was made by J. Hodge. Seconded by P. Wray. *MOTION PASSED* Unanimously.

8. Correspondence

9. General Discussion

Planner/ Interim ZEO J. Guskowski reminded P&Z Commission to complete land use training.

10. Adjourn

Motion was made to adjourn the meeting at 8:28 pm by J. Hodge, seconded by J. Zonfrilli. *MOTION PASSED* Unanimously.