

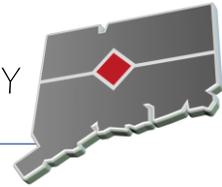
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304
Bristol, CT 06010-4993

Internet: <http://ccrpa.org>
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820
or (860) 224-9888



Comprehensive Plan Committee **7:00 P.M., Thursday, January 7, 2010: CCRPA Offices, 225 North Main Street,** **Bristol, CT**

I. Roll Call & Determination of Quorum.

Attendance:

Berlin – Dennis Kern

Bristol – Donald Padlo, Chairman

Burlington – Paul Raichelles

New Britain – Steven Schiller

Plainville – Jennifer Bartiss-Earley

Plymouth – Carl Johnson

Southington – Rudy Cabata - Absent

Ex Officio – David Dudek

Also in attendance:

Michael Tonelli

Meeting called to order by Donald Padlo at 7:00 P.M. with a quorum present.

II. Consideration of the Minutes from Prior Meeting

MOTION: Jennifer Bartiss-Earley moved to approve the minutes from December 3, 2009; seconded by Steven Schiller; passed unanimously.

III. Action Items – Referrals

- 1) PN-102: Text Amendments to the Zoning Regulations, Incentive Housing Zones – Town of Plainville Planning and Zoning Commission, Applicant.
 - a) Acting in accordance with Section 8-3b/ Section 8-23/ Section 8-26b;
MOTION: Paul Raichelles moved to find PN-102 “Not In Conflict”; seconded by Carl Johnson; passed unanimously.
- 2) BN-222: Zoning Regulation Amendment to Section IV(A)16(f) – Town of Berlin, Applicant.
 - a) Acting in accordance with Section 8-3b/ Section 8-23/ Section 8-26b;
MOTION: Dennis Kern moved to find BN-222 “Not In Conflict”; seconded by Paul Raichelles; passed unanimously.
- 3) BG-79: Application #1993: 20-Lot Subdivision, Washington Farms, Alpine Drive Extension – Rejean Carrier, Applicant.
 - a) Acting in accordance with Section 8-3b/ Section 8-23/ Section 8-26b;
MOTION: Dennis Kern moved to find BG-79 “Not In Conflict”; seconded by Carl Johnson; passed unanimously.
- 4) FG-162: Application #Z-0942: Proposed amendments to the Zoning Regulations – Article II Sections 1A.3a, 1B.18, Article II Sections 1A.7, 2A.2, 3A.2, 4A.2, 5A.2, 6A.2, 6AA.2, and Article IV Section 2A.5 – Farmington Town Plan and Zoning Commission, Applicant.
 - a) Acting in accordance with Section 8-3b/ Section 8-23/ Section 8-26b;
MOTION: Steven Schiller moved to find FG-162 “Not In Conflict”; seconded by Jennifer Bartiss-Earley; passed unanimously.

IV. Other Matters and/or Referral Related As Have Arisen

- 1) MOTION: Dennis Kern moved to hear other referrals that have arisen; seconded by Jennifer Bartiss-Earley; passed unanimously.

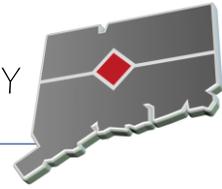
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

Serving Berlin, Bristol, Burlington, New Britain, Plainville, Plymouth, and Southington

225 North Main Street, Suite 304
Bristol, CT 06010-4993

Internet: <http://ccrpa.org>
Fax/TDD: (860) 589-6950

Tel: (860) 589-7820
or (860) 224-9888



- 2) **BR-167:** Proposed Residential Subdivision – Rock Builders, LLC, Applicant
 - a) Acting in accordance with **Section 8-3b**/ **Section 8-23**/ **Section 8-26b**;
MOTION: Dennis Kern moved to find **BR-167** “In Conflict” – BR-167 conflicts with the Plan of Conservation and Development’s recommendation to “Support projects that increase the safety and security of the transportation system”. The board also concluded that the proposed residential subdivision conflicts with the Long Range Transportation Plan’s goals to promote system efficiency, promote improved safety, and protect neighborhoods. The board also noted that the proposed residential subdivision creates concern for increased wear and tear on public services having to go through the City of Bristol to access the proposed subdivision. The Board expressed a need for a service agreement between Bristol and Burlington and to define which municipality will provide services to the subdivision. The Board also stated that open space should be considered for this proposed residential subdivision; seconded by Carl Johnson; passed unanimously.
- 3) **BN-223:** Zoning Regulation Amendment to add new Section VI.D.3.i., Klingberg Family Centers, Inc., Applicant.
 - a) Acting in accordance with **Section 8-3b**/ **Section 8-23**/ **Section 8-26b**;
MOTION: Jennifer Bartiss-Earley moved to find **BN-223** “Not In Conflict”; seconded by Paul Raichelles; passed unanimously.
- 4) **BN-224:** Zoning Regulation Amendment to add new Section XI.BB – Workforce Housing Development (WHD), Metro Realty Group, LTD, Applicant.
 - a) Acting in accordance with **Section 8-3b**/ **Section 8-23**/ **Section 8-26b**;
MOTION: Paul Raichelles moved to find **BN-224** “Not In Conflict”; seconded by Jennifer Bartiss-Earley; passed unanimously.
- 5) **BN-225:** Zoning Map Amendment from Berlin Turnpike Zone (BT-1) to Workforce Housing Development (WHD), Metro Realty Group, LTD, Applicant.
 - a) Acting in accordance with **Section 8-3b**/ **Section 8-23**/ **Section 8-26b**;
MOTION: Steven Schiller moved to find **BN-225** “Not In Conflict”; seconded by Jennifer Bartiss-Earley; passed unanimously.
- 6) **BN-226:** Zoning Map Amendment from Residential (R-43) to Workforce Housing Development (WHD), Metro Realty Group, LTD, Applicant.
 - a) Acting in accordance with **Section 8-3b**/ **Section 8-23**/ **Section 8-26b**;
MOTION: Jennifer Bartiss-Earley moved to find **BN-226** “Not In Conflict”; seconded by Carl Johnson; passed unanimously.

V. Adjournment

- 1) MOTION: Jennifer Bartiss-Earley moved adjourn the meeting; seconded by Carl Johnson; passed unanimously.
Adjournment at 7:30 P.M.