

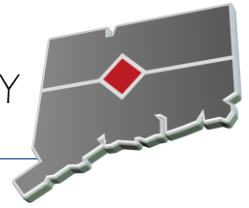
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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

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COMPREHENSIVE PLAN COMMITTEE (CPC) MEETING MINUTES

7 P.M. Thursday, 9/2/2010; CCRPA 225 N. Main Street Suite 304, Bristol, CT

I. Roll call and determination of quorum

The meeting was called to order at 7:05 PM with the members checked below in attendance:

Representative	Municipality	Representative	Municipality
<input type="checkbox"/> Dennis Kern	Berlin	<input checked="" type="checkbox"/> Jennifer Bartiss-Earley	Plainville
<input checked="" type="checkbox"/> Donald Padlo	Bristol	<input type="checkbox"/> Carl Johnson	Plymouth
<input checked="" type="checkbox"/> Paul Rachielles	Burlington	<input checked="" type="checkbox"/> Rudy Cabata	Southington
<input checked="" type="checkbox"/> Steven Schiller	New Britain	<input type="checkbox"/> David Dudek	Ex Officio

Also in attendance: Margus Laan (Consulting Planner), Ethan Abeles (CCRPA), Melon Wedick (CCRPA), Glenn Chalder (Planimetrics), Steven Trinkaus (Trinkaus Engineering LLC)

II. Comments from the Public

None.

III. Action items

A. Approval of the June 3, 2010, Regular Meeting Minutes

MOTION: Rudy Cabata moved approval as presented; seconded by Steven Schiller; passed with Jennifer Bartiss-Earley abstaining.

B. **Natural Hazards Mitigation Plan** - Recommendation to the Agency Board regarding Public Hearing and Publication of the Revised Draft Regional Natural Hazards Mitigation Plan. Senior Planner Melon Wedick provided an overview the process behind and the current status of the Plan.

MOTION: Jennifer Bartiss-Earley moved to find the proposal not in conflict; seconded by Rudy Cabata; passed unanimously.

C. Regional Referrals

1) **Plainville** – Text Amendments to Zoning Regulations for Low Impact Development. Glenn Chalder of Planimetrics and Steven Trinkaus of Trinkaus Engineering gave a presentation on the changes made to Plainville’s Zoning Regulations and the development of a new Low Impact Development and Stormwater Manual. The main strategies resulting from these changes are as follows:

- Reorganizing the zoning regulations to consolidate regulatory requirements in logical places.
- Adopting a “low impact development” and stormwater manual.
- Making changes in the zoning regulations to incorporate LID approaches (drainage, parking).
- Making changes in the subdivision regulations to incorporate LID approaches (drainage, road widths).
- Making changes in the wetlands regulations to incorporate LID approaches (decision considerations).
- Repealing the town road construction ordinance, then incorporate these standards, including LID approaches to drainage requirements, into the subdivision regulations.

MOTION: Steven Schiller moved to find these changes not in conflict; seconded by Paul Rachielles; passed unanimously.

2) **Southington** – Proposed Zoning text amendments addressing three areas of the Town’s Zoning regulations:

- ZA #554; Section 13-104C; New text on electronic signs. This amendment involves signs advertising the numerical price of gasoline.
- ZA #555; Section 5-03; New I-3 industrial regulations. This amendment includes 2-1/2 pages of proposed new text detailed in the letter from the Planning and zoning Department of Southington.
- ZA #556; Section 3-01.2F; New text on private horse stables. This amendment specifies appropriate measures for the fencing, size and location of private horse stables.

MOTION: Rudy Cabata moved to find the proposal not in conflict; seconded by Jennifer Bartiss-Earley; passed unanimously.

3) **Cheshire** – Proposed text changes to Zoning regulations including new language guiding the expiration of approved subdivision and extension of expiration data; and the modification of the language describing 1. Revisions and 2. Conditions of Approvals and Extensions of Expiration Date relating to Site Plans.

MOTION: Paul Rachielles moved to find the proposal not in conflict; seconded by Rudy Cabata; passed unanimously.

4) **Berlin** – Proposed Zoning change that would extend the section of the Berlin Zoning Regulations allowing non-conforming single-family homes to be rebuilt in the event that damages exceed 50% to non-conforming two-family residences as well.

MOTION: Rudy Cabata moved to find the proposal not in conflict; seconded by Paul Rachielles; passed unanimously.

5) **Waterbury** – Proposed Zoning text amendment that would allow a cemetery as a permitted use in a CA District.

MOTION: Jennifer Bartiss-Earley moved to find the proposal not in conflict; seconded by Paul Rachielles; passed unanimously.

IV. Information items

- A. **Bristol “environmental services facility”** – This proposal would have the term “environmental services facility” added to the Bristol Zoning Ordinance, and would allow that use by right in the Industrial Park Zones. The proposed definition would read, “a business that provides maintenance and cleaning services for industrial, municipal, and offshore facilities, as well as complete services for the management and disposal of hazardous and non-hazardous waste.”
- B. **Farmington parking requirements** – This proposal would allow the Town’s Planning Commission to adjust the parking requirements for a place of assembly from a requirement of one parking space per three seats to one parking space every four seats, if it were demonstrated that compensating offsite parking were available.

V. Other Matters

Steven Schiller inquired to whether CCRPA had received a referral for the Town of New Britain. Ethan Abeles responded that he did not recall seeing such a referral come in, but would confirm whether or not it had been received by the Agency.

VI. **Adjournment** was declared at approximately 7:34 p.m.