

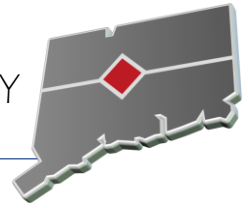
# CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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

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## DRAFT

### COMPREHENSIVE PLAN COMMITTEE (CPC) MEETING MINUTES

7 P.M. Thursday, 1/6/2011; CCRPA 225 N. Main Street Suite 304, Bristol, CT

#### I. Roll call and determination of quorum

The meeting was called to order at 7:10 PM with the members checked below in attendance:

Representative	Municipality	Representative	Municipality
<input checked="" 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 type="checkbox"/> Steven Schiller	New Britain	<input type="checkbox"/> John Pompei	Ex Officio

*Also in attendance: Margus Laan (Consulting Planner), Kristin Thomas (CCRPA)*

#### II. Comments from the Public

None.

#### III. Action items

A. Approval of the November 4, 2010, Regular Meeting Minutes

**MOTION:** Rudy Cabata moved approval as presented; seconded by Jennifer Bartiss-Earley; passed unanimously.

B. Regional Referrals

**1. Newington** –3 amendments to Regulations.

(1) Section to permit Drive Through Restaurants in the Berlin Business Turnpike (B-BT) Zone District and Planned Development PD Zone District by Special Exception.

(2) To amend Commercial Sign Regulations to permit temporary advertising for businesses.

(3) To amend Site Design Standards & Landscape Buffer Standards to implement 2020 Plan of Conservation & Development strategies for preservation of slopes in excess of fifteen percent (15%) gradient, erosion control for single lots and buffers adjacent to existing Town open space.

**MOTION:** Dennis Kern moved to find these changes not in conflict; seconded by Donald Padlo; passed unanimously. It has been recommended by the CPC that additional clarifying language be included in Section 3. This language should further define what is being regulated in this zone and how the changes to the regulations will increase erosion control.

**2. Harwinton-** Amendment to Zoning Regulations for the addition of Section 6.21 to incorporate requirements for low impact development and design practices.

Proposal also includes the adoption of revisions to Section 4.10 Storm Drainage Planning & Design in the Town's Subdivision Regulations to incorporate requirements for low impact development and designs practices and endorsing "Recommended Low Impact Development Techniques Manual".

**MOTION:** Jennifer Bartiss-Earley moved to find these changes not in conflict; seconded by Donald Padlo; passed unanimously.

**3. Southington-** Proposed revisions to Sections 1 and 8 of the Southington Aquifer Protection Area Regulations (ARA#1).

**MOTION:** Rudy Cabata moved to find these changes not in conflict; seconded by Dennis Kern; passed unanimously. Due to the fact that the proposed changes are to the Aquifer Protection Area Regulations, the CPC is not authorized to endorse these changes, as they are only authorized to endorse changes to zoning regulations. The CPC does, however, support the proposed changes.

**4. Canton-** Amendments to Zoning Regulations for a definition of a "Public Works Facility" to Section 9, \_\_\_\_\_, and the addition of a new Section 27 of regulation for a new Municipal, Community, and Public Facilities District.

**MOTION:** Jennifer Bartiss-Earley moved to find these changes not in conflict; seconded by Rudy Cabata; passed unanimously. It has been recommended by the CPC that Canton consider enlarging the 25' buffer zone, listed in Section 27.4.8.A, depending on the municipal use that may occur in the area. Municipal uses that may impede a neighbor's quality of life, such as facilities for public works facilities, police stations, or facilities for public utilities, should require a larger landscape buffer.

#### IV. Other Matters

None.

V. **Adjournment** was declared at approximately 7:44 p.m.