

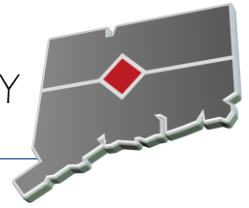
CENTRAL CONNECTICUT REGIONAL PLANNING AGENCY

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DRAFT

COMPREHENSIVE PLAN COMMITTEE (CPC) MEETING MINUTES

6:45 PM Thursday, 3/3/2011; CCRPA 225 N. Main Street Suite 304, Bristol, CT

I. Roll call and determination of quorum

The meeting was called to order at 6:45 PM with the members checked below in attendance:

Representative	Municipality	Representative	Municipality
<input checked="" type="checkbox"/> Dennis Kern	Berlin	<input type="checkbox"/> Jennifer Bartiss-Earley	Plainville
<input checked="" type="checkbox"/> Donald Padlo	Bristol	<input checked="" 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"/> 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 January 6, 2011, Regular Meeting Minutes

MOTION: Rudy Cabata moved approval as presented; seconded by Paul Rachielles; passed unanimously.

B. Regional Referrals

1. Waterbury Zoning Regulation Amendments:

Attorney Pasquale Salvatore proposes text amendments to Waterbury's Zoning regulations. The amendments propose to:

- A. Delete Section 5.12-3 (a) which requires 1 parking space per 100 sq. ft. of gross floor area for funeral homes, mortuaries, and undertaking establishments (see #2 for where it will be added).

- B. Add in Section 5.26, a parking requirement of 5 spaces per 1000 sq. ft. of gross floor area (1 space per 200 sq. ft.) for funeral homes, mortuaries, and undertaking establishments.
- C. Replace in Section 5.26 the existing parking requirements for medical and dental offices from 1 parking space per 100 sq. ft. of gross floor area to 6 spaces per 1000 sq.ft. (1 space per 167 sq.ft.).
- D. Add under section 5.26 community facilities, community center, and senior center with parking requirements of 4 spaces per 1000 sq.ft. of gross floor area (1 space per 250 sq.ft.).

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

2. Bristol Zoning Regulation Amendments:

Attorney Richard Goodine, Jr. proposes an amendment to Bristol's Zoning regulations. He proposes an amendment to Section II.B to define "recycling center; recycling facility". Assuming the first amendment is accepted, he also proposes an amendment to Section VII.A.2 to allow recycling centers and recycling facilities as a principal use permitted by right in the General Industrial (I) zone.

MOTION: Steven Schiller moved to find these changes not in conflict; seconded by Paul Rachielles; passed unanimously. It has been recommended by the CPC that the City of Bristol consider allowing recycling in additional Industrial zones.

3. Plymouth Zoning Regulation Amendments:

Thomas Catucci of Ludlow Associates, LLC proposes an amendment to Plymouth's Zoning regulations. He proposes to permit the sale of motor vehicles in the I-1 (Industrial) zone. Currently, the sale of motor vehicles is permitted only with the C-1 (Commercial) zone.

MOTION: Steven Schiller moved to find these changes not in conflict; seconded by Rudy Cabata; passed unanimously. It has been recommended by the CPC that the Town of Plymouth also consider allowing auto repair by special permit in the Industrial zone.

4. Plainville Zoning Regulation Amendments:

The Plainville Planning and Zoning Commission has initiated a zoning text amendment application. Please see the Plainville Original Submittal for details on the amendments.

MOTION: Steven Schiller moved to find these changes not in conflict; seconded by Rudy Cabata; passed unanimously. It was recommended by the CPC that the town planner of Plainville correct miswritten section headings in the original submittal.

5. New Britain Zoning Regulation Amendments:

A private citizen proposes an amendment to the zoning map. They propose to change the zone of certain properties, on the northern side of Osgood Avenue, in the vicinity of 755 Osgood Avenue from S-3 (Single Family) to TPC (Technology Park Commercial).

MOTION: Dennis Kern moved to find the proposed Zoning Amendment “in conflict” with the Region’s Plan of Conservation and Development and noted that there was a wide variety of opinion among the Board members regarding the proposal: Some feeling that it was not in conflict, but that it was offensive to include the three homes unless their owners concurred; others concerned that the three homes would become non-conforming and potentially have difficulty with future financing; and others feeling that including the three homes unreasonably extended the commercial zone into the residential area; seconded by Donald Padlo; passed with Steven Schiller abstaining and Rudy Cabata in opposition. This referral went up to the board meeting. Tim Furey moved to direct the Executive Director to provide explanatory notes to accompany the notice of decision on this proposed zone change to advise the New Britain Planning Commission that there was extensive discussion by the Agency Board about the proposal and that their concerns focused around the issues noted in the main motion on the matter; seconded by Stephen Mindera; passed unanimously.

IV. Other Matters

None.

V. Adjournment

was declared at approximately 7:28 p.m.