

# 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



## DRAFT

### COMPREHENSIVE PLAN COMMITTEE (CPC) MEETING MINUTES

7 P.M. Thursday, 6/2/11 CCRPA 225 N. Main Street Suite 304, Bristol, CT

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

The meeting was called to order at 7:04 p.m. with the members checked below in attendance:

Representative	Municipality	Representative	Municipality
<input type="checkbox"/> Dennis Kern	Berlin	<input 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"/> John Pompei	Ex Officio

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

#### II. Comments from the Public

None.

#### I. Action items

A. Approval of the May 5, 2011, Regular Meeting Minutes

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

A. Regional Referrals

1. Referral for Town of Bristol

The City of Bristol proposes an amendment to its Zoning Regulations. They propose amending VII.B.3 of the Zoning Regulations to allow "animal hospitals, including facilities for the care of training animals; boarding of animals or birds; commercial kennels" as a principal use by Special Permit in the Industrial Park (IP-1, IP-3, IP-25) zones.

**Motion:** Rudy Cabata moved to find these changes not in conflict; seconded by Paul Rachielles; passed unanimously.

2. Referral for Town of Canton  
The Town of Canton proposes an amendment to its Zoning Regulations. They propose adding “Access for Agricultural Property” to Section 53.14.4 Special Exception Uses in the Flood Fringe and adding additional text.  
**Motion:** Steven Schiller moved to find these changes in conflict; seconded by Rudy Cabata; passed unanimously. The CPC feels that FEMA regulations should remain the governing regulations over flood plain access. They also feel that there may be economic reasons as to why the regulation changes are being proposed. Ultimately economic factors should not be considered when granting a variance.
  
3. Referral for Town of Rocky Hill  
The Town of Rocky Hill proposes an amendment to its Zoning Regulations. They propose amending:
  1. Section 2.2 Definitions for:  
“Filling”  
“Street”  
And;
  2. Section 7.12.2 B Minimum Requirements for Filling**Motion:** Paul Rachielles moved to find these changes not in conflict; seconded by Steven Schiller; passed unanimously.
  
4. Referral for Town of New Britain  
Alderman Louis G. Salvio and Alderman Paul Catanzaro propose an amendment to the City of New Britain’s Zoning Regulations. They propose changing the zone for a portion of the property located at 245 Hartford Road (Route 71) from S-2 (Single Family, 8,000 sq. ft. lots) to B-2 (shopping centers). The portion of the property subject to zone change involves approximately 15 acres located on the northern end of the subject property.  
**Motion:** Rudy Cabata moved to find these changes not in conflict; Paul Rachielles seconded; passed unanimously; Steven Schiller abstained.

**a. Other Matters**

None.

**b. Adjournment** was declared at approximately 7:30 p.m.