

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, 9/1/11 CCRPA 225 N. Main Street Suite 304, Bristol, CT

I. Roll call and determination of quorum

The meeting was called to order at 7:00 p.m. 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"/> 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 June 2, 2011, Regular Meeting Minutes

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

B. Regional Referrals

1. Referral for Town of Avon

The Town of Avon proposes an amendment to its Zoning Regulations. Please see the original submittal document to view the full changes proposed.

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

2. Referral for Town of Cromwell

Arborio Brothers LLC proposes an amendment to the Town of Cromwell's Zoning Regulations. They propose amending Section 3.5.C.4 Contractor Yard in the Industrial Zone.

Motion: Steven Schiller moved to find these changes not in conflict; seconded by Rudy Cabata; passed unanimously. The CPC felt that the amendment needs more specific wording in regards to the

site standards that accompany the special permit and further specifications of what controls will be employed to ensure that all activities that occur are within the regulations.

3. Referral for Town of Newington

The Town of Newington proposes an amendment to its Zoning Regulations. The proposed text amendment seeks to allow by Special Exception approval, "Fueling Station" use in the B Business Zone.

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

4. Referral for Town of Rocky Hill

The Town of Rocky Hill proposes an amendment to its Zoning Regulations. They propose amending:

- Section 2.2 Definition of "Filling" and "Street"
- Section 7.12.2 Minimum Requirements for Filling

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

5. Referral for Town of Southington

The Town of Southington proposes an amendment to its Zoning Regulations. The proposed new text is intended to provide a mechanism for temporary/seasonal vending on private property through the Zoning Board of Appeals. The other two subsections are simply being renumbered. They propose amending Section 4-01.31 B, C, and D.

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

6. Referral for City of Waterbury

The City of Waterbury has initiated the process to amend their Zoning Regulations. Please see the original submittal document to see the full changes proposed.

Motion: Steven Schiller moved to find these changes not in conflict; Rudy Cabata seconded; passed unanimously. For future referrals of this nature, the CPC has requested more time to review such a comprehensive set of zoning regulation amendments.

IV. Other Matters

None.

V. Adjournment was declared at approximately 7:21 p.m.