

Present: Stephan Grozinger, Chairman; Jane Connolly, Vice Chairman; Ridge Young, Katie Gregory via "Skype", Britta Lerner. Absent: Don Saltzman, Joe Limone

Meeting on tapes 1 & 2, dated 5/2/11

Also present: Land Use Director, Tracy Kulikowski

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APPROVAL OF MINUTES:

Britta Lerner moved that the Commission approve the minutes of April 25, 2011, with correction. Seconded by Katie Gregory. Vote in favor (4-0) One absention – Ridge Young (not present for this meeting) and Don Saltzman and Joe Limone absent.

CHAIRMAN'S REPORT

Stephan Grozinger reported on his Chairman's Report and a discussion followed on whether or not a swing set was a structure, needed to comply with setbacks and required a permit? The Land Use Director to research other Towns for their regulations.

Jean Marie Weisen of 37 Blueberry Hill was present to discuss her neighbor's retaining wall and drainage onto her property. After a discussion and because there is no zoning regulation for a retaining wall, the Chairman advised her to hire an attorney.

DISCUSSION: LENHART, 118 GEORGETOWN ROAD – STATUS REPORT ON ORDER OF REMOVAL, DATED OCTOBER 18, 2010

Mr. Lenhart's son was present and stated that he had engaged an engineering firm (Connecticut Consulting Engineers) and submitted their report to FEMA. The report stated that the activity was not going to affect the floodway. A discussion followed regarding that if FEMA says it is okay (reporting time approximately 90 days), it would not meet the Planning & Zoning Flood Regulations as it will have to be one foot above the base flood level and Mr. Lenhart will need a variance regardless. The Commission advised Mr. Lenhart to proceed to ZBA, meeting on May 24<sup>th</sup> and return to the Commission on June 6<sup>th</sup>.

DISC. CONT: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS

The Commission reviewed (a) Permitted, Accessory & Special Permit Uses, Sections 321, 341, 343, 343, 345 and 600 for a public hearing to be held on May 16<sup>th</sup>, 2011. Also discussed Proposed Regulation Amendment (adding to proposed regulation amendment first submitted 2/7/11) and made a motion as follows:

Stephan Grozinger moved that the Commission incorporate Proposed Regulation Amendments, dated 5/2/11 with those of 2/7/11 and send to the Town Attorney. Seconded by Jane Connolly. Vote in favor (5-0) Don Saltzman and Joe Limone absent.

**DISCUSSION CONT: POTENTIAL AMENDMENTS TO THE ZONING REGULATIONS**

b. Accessory housing and dwelling units, Section 345 and (c Disturbance of Soil, Sec. 348 were not discussed.

**DISCUSSION: CONTRACTOR SIGNS – PROPOSED VIOLATION LETTER**

This agenda item was not discussed because Joe Limone was not able to be present.

**DISCUSSION CONT: TANNERY LANE SUBDIVISION OPEN SPACE**

This agenda item was not discussed because Joe Limone was not able to be present.

**DISCUSSION: BOOK AWARD**

This agenda item was not discussed because Joe Limone was not able to be present.

**DISCUSSION: LOW IMPACT DEVELOPMENT PRINCIPLES – PROPOSED LETTER TO APPLICANTS**

Stephan Grozinger drafted a letter for the members to consider. A discussion followed.

Jane Connolly moved that the Commission approve the letter drafted by the Chairman on Low Impact Development Principles to applicants. Seconded by Katie Gregory. Vote in favor (5-0) Don Saltzman and Joe Limone absent.

**TOWN PLAN IMPLEMENTATION:**

Previously discussed items involved.

**OTHER BUSINESS:**

Further discussion of retaining walls.

New procedure to be introduced of digital recording of meetings. Land Use Director will set up a training program.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimous approval on May 16<sup>th</sup>, 2011

