

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

Also present: Land Use Director

Meeting on Tapes 1-4 dated 5/16/2011

APPROVAL OF MINUTES: 5/2/11

Stephan Grozinger moved that the Commission approve the minutes of May 2, 2011. Seconded by Jane Connolly. Vote in favor (5-0) Absent: Ridge Young and Joe Limone.

CHAIRMAN'S REPORT:

The Chairman did not meet with the Zoning Enforcement Officer this week. He did however state that he is attending a meeting at the schools to talk about real estate.

DISCUSSION: P&Z REP. TOM FAILLA RE SWRPA BOARD OF DIRECTORS ETHICS POLICY

Tom Failla discussed with Commission members regarding the SWRPA Ethics Policy oath.

Stephan Grozinger moved that the Commission ask Tom Failla not to sign the Ethics Policy oath. Seconded by Don Saltzman. Vote in favor (5-0)

STATUS REPORT: GANS, 27 RIVERFIELD – STATUS OF REMEDIATION PLAN (ROMANO)

Peter Romano of Land Tech Consultants emailed the Land Use Director that he would be appearing before the Commission on this matter at the June 6th meeting.

PUBLIC HEARING: PERMITTED, ACCESSORY & SPECIAL PERMIT USES, SECTIONS 312, 321, 341, 343, 345 AND 610

The Chairman read the legal notice into the record regarding this public hearing.

The Commission discussed the following proposed Zoning Regulation Sections to simplify them for the home owners.

Section 312 – Architectural features, fences

Section 321 – Permitted Principal Uses

Section 341 – Places of Worship, Fire Houses, private schools, riding stables, home occupation, museums, farmer's market, parks and playgrounds

CONTINUED:

Section 342 – Sale of farm produce
Section 343 – Home Occupation
Section 345 – Accessory apartments
Section 610 – Definitions

Motion: Don Saltzman moved that the Commission approve these amendments with the addition of “balconies” added to the Section 321.1. Seconded by Jane Connolly favor (5-0) Absent: Ridge Young and Joe Limone

Also discussed the following proposed changes:

- a. Disturbance of Soil, Sections 314 (new construction) and 348.
- b. B. Fences, Section 313 and Travel Way Obstructions, Section 312.10

Motion: Jane Connolly moved that the Commission send these proposed amendments to the Town Attorney and SWRPA. Vote in favor (5-0) Absent: Ridge Young and Joe Limone

DISCUSSION: CONTRACTOR SIGNS – PROPOSED VIOLATION LETTER

The Commission members discussed the Zoning Office’s letter and the violation letter seems to be working. Also a discussion as to follow-up.

There was public comment from a resident complaining about the number of signs near where he lives on Steephill Road and Old Hyde and felt they are unsightly and dangerous. When he put the complaint in to the Zoning Officer he was told that the Zoning Officer was told not to remove the signs. He questioned why we do not follow the rules and to make sure that our regulations match the enforcement. Discussion followed regarding not for profit signs, tag sale signs.

Don Saltzman moved that the Commission approve forwarding the proposed Zoning Regulations on Section 350, Signs, be forwarded to the Town Attorney and SWRPA. Seconded by Jane Connolly. A discussion followed on when to hold a public hearing. The date was set for September 6th. Vote in favor (5-0) Absent: Ridge Young and Joe Limone

CONTRACTOR SIGNS CONT:

After discussion of “not for profit temporary signs” a motion was made:

Don Saltzman moved that Section 350 - “ Not for Profit Temporary Signs” can be erected for 14 days. Seconded by Jane Connolly. Vote in favor (4-0) Katie Gregory abstaining.

DISCUSSION CONT: TANNERY LANE SUBDIVISION OPEN SPACE

Joe Limone was not present to give the status of this agenda item. Don Saltzman questioned what the Commission is to do when the conditions of a subdivision are not met. Discussion followed. The Chairman felt it was really not the Commission’s problem and that he would approach the Nature Conservancy and the owner of the open George Guidera.

DISCUSSION CONT: BOOK AWARD

Joe Limone was not present to give the status of this agenda item.

DISCUSSION CONT: TOWN PLAN IMPLEMENTATION – 2010 CENSUS DATA

The Commission members discussed the information given in the Census Data report from SWRPA.

OTHER BUSINESS:

Discussed possible sidewalks connecting Town Center and the school campus being drafted by the Town Engineer.

Land Use Director reporting on extending support monies for outside consultants for two more years.

Land Use Director reporting on a letter regarding, Scenic Road from Wampum Hill to the Town of Wilton and future possibilities especially with the abutting Fromson Strassler property. The Commission has until June 10th to comment to the public hearing held by the Town of Wilton. The Land Use Director will get the ordinance and email it to the members.

Meeting adjourned.

Respectfully submitted.

Joan Lewis, Administrative Assistant

Approval: Unanimously approved on June 6, 2011

