

1 **P&Z DRAFT 9-21-2010**

2 **Planning and Zoning Meeting Minutes – September 21st, 2010**

3 Commissioners Present: Chairwoman, Cristin Rich, Fred Schmidt and Martin Whalen. Absent: Allen
4 Cockerline, Dan Dwyer, Jon Higgins, Michael Klemens, and Judy Swanson.

5 Also present: Tom McGowan, Town Planner; Nancy Brusie, ZEO; citizens

6 The meeting was called to order at 5:30 by Chairwoman, Cristin Rich.

7 **Fred Schmidt was appointed voting alternate. The Agenda was approved.**

8 **The Minutes of 9-7-2010 were reviewed and amended. It was then moved by M. Whalen, seconded**
9 **by F. Schmidt and unanimously voted to approve the Minutes as amended.**

10 C. Rich reported that there was no new information concerning the GIS update.

11 A letter has been drafted concerning Bird Peak. The Commission determined that they will
12 schedule a special Executive Session to review and discuss this letter. N. Brusie will consult the
13 Commissioners individually to fix a time and date.

14 There was an extensive review of the draft of Applications and Procedures. T. McGowan will
15 incorporate the suggested revisions and distribute the updated draft to the Commissioners for
16 one more review prior to the next Planning Meeting, October 19th.

17 There was an extensive review of the draft of the proposed regulation on Excavation and
18 Grading. Correspondence from Attorney, D. Cusick, previously reviewed by Attorney C. Andres,
19 was discussed. It was decided to incorporate the following:

20 “912- Regulation of Legally Nonconforming Uses: Excavation and grading lawfully commenced
21 prior to the effective date of this Regulation may be continued, but the Commission may
22 regulate the same in order to minimize the adverse effect of such operations.”

23 **It was moved by F. Schmidt, seconded by M. Whalen and voted unanimously to send the**
24 **amended Regulation on Excavation and Grading to the Connecticut Council of Governments**
25 **for review.**

26 There was a discussion of a proposed amendment to the Lake Overlay Zone, section 804.4e which is as
27 follows:

28 “The site plan shall also include a Landscape and Storm Water Management Plan for any activity
29 involving more than 500 square feet of land disturbance or clearing or stripping of vegetation within 75’
30 of the waterfront (Ordinary High Water Mark). The Plan shall be designed to demonstrate that existing
31 and proposed vegetation is located and designed to retain and absorb storm water runoff and shall

1 include low impact measures such as bio-filters, grass swales, rain gardens, and similar measures as
2 needed to reduce the impact of storm water runoff into the lake.”

3 *“Land Disturbance: An area in which natural vegetation is removed, exposing the underlying soil.”*

4 **After discussion and review it was moved by F. Schmidt, seconded by M. Whalen and voted**
5 **unanimously to set the Public Hearing to discuss this amendment for October 19th at 6:00 in the Town**
6 **Hall.**

7 A brief recess was held from 7:00 to 7:10.

8 **A draft of a proposed revision to the Driveway Section of the Zoning Regulations was discussed. It was**
9 **then moved by M. Whalen, seconded by F. Schmidt and unanimously approved to send the regulation**
10 **to the Connecticut Council of Governments for review.**

11 The POCD Proposal from the NWCT Planning Collaborative was tabled due to the absence of several
12 members of the Commission.

13 A discussion of the Lime Rock regulations was tabled due to the absence of J. Higgins, who has been the
14 lead Commissioner working on these regulations.

15 There was no additional correspondence.

16 The meeting was adjourned at 7:15.

17 Submitted by Garrett Richardson, 9/22/2010

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