

**MINUTES OF SPECIAL WORKSHOP
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 10, 2009
MANCHESTER ROOM, TOWN HALL**

ROLL CALL:

Members Present: Kevin Dougan
Salvatore Mancini
Andy Kidd

Alternates: Eric Prause

Absent: Eugene Sierakowski, Vice Chairman
Joseph Diminico
Matthew Galligan

Also Present: Mark Pellegrini, Director of Neighborhood
Services and Economic Development
Renata Bertotti, Senior Planner

Time Convened: 7:00 P.M.

Mr. Pellegrini opened the meeting by summarizing the Commission's work on multi-family housing regulations to date. He said staff conducted research and submitted reports to the Commission. The Commission deliberated on the findings of the reports, reviewed the Town's vacant and underdeveloped parcel map and discussed future development on that land. Mr. Pellegrini said the Commission reached a consensus not to change the current regulations for the PRD, EHD, and CUD zones. The remaining matter was how to regulate residential development in business zones.

Mr. Dougan said mixed-use development is, in his opinion, a good thing. Mr. Kidd agreed, but said some control should be put in place so the Commission can be satisfied that the residential use fits the location and surrounding uses.

There was a general discussion on the current criteria for special exception applications and for multi-family units. Mr. Prause suggested that in the Neighborhood Business (NB) zone residential above business be left as a permitted use. Mr. Mancini suggested the design overlay zone be applied to NB zones so that certain minimum architectural design standards are required. Mr. Kidd suggested residential uses should be a special exception use in all business zones for consistency, because there were small-scale businesses in the NB zone, as in other business zones.

Mr. Kidd recommended that if more than four residential units or if 5,000 sq. ft. of residential floor area is to be developed in a business zone these units would need a special exception. Developments below these thresholds would be permitted uses. There was a general agreement to pursue this approach. There was also a consensus to recommend that the design overlay be applied in the NB zone.

The meeting adjourned at 9:30 p.m.

I certify these minutes were adopted on the following date:

July 6, 2009
Date

Eugene Sierakowski, Chairman

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