

**MINUTES OF WORKSHOP  
HELD BY THE PLANNING AND ZONING COMMISSION  
NOVEMBER 21, 2016**

**ROLL CALL:**

MEMBERS PRESENT:	Eric Prause, Chairman Andy Kidd, Vice Chairman Michael Stebe, Secretary Jessica Scorso Timothy Bergin
Alternate Members:	Teresa Ike Patrick Kennedy Julian Stoppelman
Also Present:	Gary Anderson, Director of Planning Renata Bertotti, Senior Planner Karen Logan, Recording Secretary
Time Convened:	6:01 P.M.

Mr. Prause opened the workshop by introducing the members of the Commission. Mr. Anderson introduced the members of the Redevelopment Agency. Mr. Anderson continued by providing the background and reasons for convening the workshop to discuss zoning in the Broad Street and West Middle Turnpike area. He explained that several months ago, an applicant came before the Planning & Zoning Commission, requesting a zone change to General Business in order to grow their auto sales business appropriately. At that time, the Commission denied the request without prejudice, expressing the desire to convene a workshop to discuss the ramifications of making such a change for a single business and whether it might be more appropriate to consider a zone change in a larger area if warranted.

Mr. Anderson showed a map detailing the area in question. He cited the 2009/2013 Redevelopment Plan, showing the proposed land use. He continued by discussing the Form Based Code and its major points.

- Created to achieve a vision in the plan.
- Allows greater density and flexible mix of uses.
- Intended to produce denser, pedestrian-oriented development and quality design.
- All uses at the time of adoption of the code were considered legal and conforming.

Mr. Anderson then discussed alternative zoning options other than the Form Based Zone. He spoke about the General Business Zone and Business II Zone and the distinctions between them, while showing businesses in the area in question and how they were zoned.

Mr. Anderson concluded by asking for input from the Redevelopment Agency (RDA).

Mr. Gary Sweet, a member of the RDA, spoke first. He stated that one of the reasons for creating the Form Based Zone was to create a more walkable environment. He continued by saying that

the RDA was trying to limit the number of curb cuts on Broad Street to make the environment safer. His opinion was that the property in question should be allowed to revert to its original zoning because it wouldn't have a great deal of impact on the Form Based Zone.

Mr. Kidd asked for confirmation that Mr. Sweet was speaking about a single property. Mr. Sweet said that was correct. Mr. Kidd suggested that the Business Zone be restricted to the west from the Stop & Shop gas station heading east to Broad Street.

Mr. Stoppelman added that if the Center Motors property were rezoned, it would render the property behind the truck sales business as un-developable under the Form Based Zone. Mr. Sweet pointed out that the business under discussion would be accessible off of Broad Street.

Mr. Stebe argued that the property was part of Broad Street and should remain part of the Form Based Zone.

Ms. Scorso asked why the Center Motors property was included in the Form Based Zone originally. Mr. Sweet answered that it was included because it was part of the parcel being considered.

Mr. Stebe cautioned that changing the zoning on the deep lots along Middle Turnpike would result in the loss of any control over the back side of the lots where there was a lot of undeveloped land on the back side of the parcels.

Mr. Kennedy stated that the Center Motors property is an outlier and he would have voted in favor of a zone change for them. He felt the Commission should act on that single request for a zone change and leave the rest of the businesses alone.

Mr. Prause asked if any discussions with developers had dealt with any locations other than the property owned by the Town (the old Parkade). Mr. Sweet said that they had not.

Mr. Anderson stated that the original redevelopment plan called for adding a street grid access road through the Stop and Shop parking lot to West Middle Turnpike.

Mr. Kidd called for comments from other members of the Redevelopment Agency, if Mr. Sweet had finished speaking.

Mr. Aaron Ansaldi spoke next, stating that he agreed that the businesses on the east side of Broad Street could be changed.

Mr. Bob Schneider agreed with Mr. Ansaldi that the businesses on the east side of Broad Street could be rezoned. He went on to add that when the Redevelopment Agency discussed this issue at their last meeting, the consensus was that the businesses on the east side of Broad Street could be rezoned.

Mr. Kidd added that when the Commission first discussed this issue, Mr. Pellegrini spoke in favor of the same zoning on both sides of the street. He asked Mr. Anderson what his opinion

was. Mr. Anderson responded that he could see either side of the argument. He felt the properties on the west side of Broad Street don't really need to be rezoned to General Business.

Mr. Prause asked if any of the businesses on West Middle Turnpike resisted the rezoning to the Form Based Zone. The members of the RDA indicated that none of the businesses resisted the zone change.

Ms. Scorso asked if there were any benefits to changing a single property as opposed to rezoning the entire corner. Mr. Anderson cautioned that he felt it would be wise to leave the corner business as part of the Form-Based Zone. He felt it would make sense to rezone the single Center Motors property.

Mr. Stebe added that Center Motors is isolated and it makes sense to rezone that single parcel.

Mr. Stoppelman asked what business was located on the east side of Center Motors. Mr. Anderson responded that it was a vacant lot and not developed. Mr. Stoppelman continued by asking how Center Motors would fit into either the General Business or Business II Zone if it were rezoned.

Mr. Tom Tomko, a real estate broker representing the Flynn family for Center Motors and former member of the RDA, felt that given the recent changes to the General Business Zone (adding multi family), and considering market conditions, he would like to see General Business zoning along West Middle Turnpike. He went on to state that the gas station on the corner would always be a gas station and the Flynn property should go back to General Business, which is what it used to be.

Mr. Prause thanked everyone for their input.

The Chairman adjourned the workshop at 6:55 p.m.

I certify these minutes were adopted on the following date:

January 18, 2017

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Date

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Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS WORKSHOP CAN BE HEARD IN THE PLANNING DEPARTMENT.**