



## Cromwell Zoning Regulations Subcommittee

### Special Meeting

*Date: Thursday, August 26, 2010*  
*Time: 7:00 – 9:00 PM*  
*Place: Room 219*  
*Town Hall – West Street*

### MINUTES

**PRESENT:** Chairperson Alice Kelly, Peter Keithan, Enzo Faienza and Joe Garafalo  
**ALSO PRESENT:** Town Planner Craig Minor and Planimetrics Consultant Jason Vincent

Chairperson Kelly called the meeting to order at 7:00p.m.

7:00 – 7:05 pm          Roll Call-The above-mentioned members were introduced.

Approval of Minutes: A **motion** was made by Mr. Keithan and **seconded** by Mr. Garafalo and was *unanimously approved. Motion passed.*

7:05 – 8:55 pm          Old Business:

- a. Review August 13 draft of Zoning Regulations: Chairperson Kelly reviewed her list of suggested changes to the draft document. They are as follows:
  - Street related terms-delete ‘within a conservation subdivision’ under private street definition
  - Mr. Minor stated that the map still includes mixed-use district but that the map will be updated to show underlying uses.
  - On p.48, #4 should say wholesale sales and retail sales of products...
  - On p.49, daycare would be an accessory
  - During discussion it was discovered that vendor permits are not included in the new regulations. Mr. Minor indicated that would be something that should be included. Vendors on private property are currently allowed under a vendors permit. Mr. Vincent will add vendor permits as an accessory use.
  - On p.77 4.4.c.3,5 & 7 will require a special permit
  - Local business and highway business need to be added to the minimum buffer requirements on page 91 section 5.1.2.5.

- Chairperson Kelly requested that the document spell out 'DC'-Downtown Cromwell when referenced
- On p.105 5.3.e., add 'business promotion conducted by a town agency' to public purpose
- Mr. Vincent made subcommittee members aware of the fact that all landscaping regulations have been put in one place
- Chairperson Kelly commented that the diagrams were helpful and the subcommittee would like them to be put back into the document
- In section 6.7 the conservation development wording will be replaced with the language from the existing regulations
- In section 9.3.D.,p. 189, Performance Guarantee 1.- Chairperson Kelly requested that the last sentence be bolded and underlined
- In section 9.3.A.5.(2). Change 'may request' to 'will request'
- For the next meeting: take a look at adding bonding for private roads
- On p.189, change 2. 'Public Improvements' to 'Site Improvements' also add 'public or private' to roads
- Mr. Minor asked for a clarification that mining is not allowed anywhere in town. Mr. Minor explained that it was removed about ten years ago at the request of the town although there are areas far away from residential areas that it may be appropriate. After discussion, the commission decided to not allow mining.
- On p.26, anywhere it says 'agriculture' change to 'farm'
- On p.27 #3, add (new/change of use) existing
- On p.95, remove third bullet
- On p.57, flood definition variance, see: alphabetical
- On p.103, change 'Director of Planning' to 'Town Planner'
- Make sure that stockpiling of materials is not an allowed use in the new regulations but also list permissive uses
- Aquifer protection area-current regulations have a section but should not be there-should be directed to their own regulations. Mr. Vincent stated that currently the regulations only regulate public water supply areas. Mr. Minor stated that there are other private wells that are not currently regulated. Mr. Vincent and Mr. Minor will discuss this further. Regulation of this area would not allow uses that would interfere with the wells/aquifer. Section 4.3 will be deleted but a reference to the aquifer regulations will be included.

b. Set Dates for Informational Hearing and Public Hearing:

Informational hearing in September: Chairperson Kelly would like a separate hearing from the regular P&Z meetings. Mr. Vincent stated that he could do a PowerPoint presentation on the highlights and summarize the main issues. Time for comments will be made. Notes will be taken and then reviewed during the next subcommittee meeting to determine what response/reaction should be made.

In order to accommodate the most people the meeting will be held in the gym. Mr. Minor will speak with Ms. Schein about possible available dates and it will be discussed at the next regular p&Z meeting.

A public hearing will be held in November and Chairperson Kelly requested that it occur during a regular ideally the November 16<sup>th</sup> meeting as the only item on agenda. The public hearing could also to be held in the gym if necessary.

Advertisement of informational hearing will be posted on town website with link to draft regulations 8/13/10 version. Mr. Vincent will provide a list of changes discussed tonight. A press release from the subcommittee to the media will be sent out.

Chairperson Kelly requested that notices be sent to power users, the Board of Selectman, and all land use boards. Notices should also be sent to Joe Mazurek, Eric Hood and Chief Salvatore.

9:00 pm: A motion was made by Mr. Keithan and seconded by Mr. Garafalo to adjourn at 8:53 p.m. and was unanimously approved. Motion passed.

Respectfully submitted,

Catherine Potter  
Clerk