



Cromwell Zoning Regulations Subcommittee

Special Meeting

Date: Thursday, December 2, 2010
Time: 7:00 – 9:00 PM
Place: Room 219
Town Hall – West Street

MINUTES

PRESENT: Chairperson Alice Kelly, Peter Keithan, Enzo Faienza, Nick Demetriades, and Joe Garafalo

ALSO PRESENT: Michael Cannata, Town Planner Craig Minor.

1. Call to Order: Chairperson Kelly called the meeting to order at 7:00p.m.
2. Roll Call: The above-mentioned members were introduced.
3. Discuss Comments from Public Hearing on November 16, 2010:
 - a. The members reviewed the memo from Jason Vincent dated November 23, 2010 and agreed to the following revisions to the draft regulations:
 1. Section 1: (a) simplify the definition of "average finished grade"; (b) revise the definition of "minor home occupation"; (c) explain "n/a".
 2. Section 2: (a) revise the wording of "home office/studio"; (b) revise the proposed bulk requirements for the DC, BP, and IND zones.
 3. Section 3: (a) see above bulk requirement changes.
 4. Section 6: no changes.
 5. Section 7: no changes.
 6. Section 9: (a) clarify "supermajority" needed to waive impact statement, (b) retain original sign notification requirements.

7. Zone Map: (a) no changes.

b. The member reviewed the minutes from the November 16, 2010 meeting. No further changes were made.

c. The members reviewed the letter from ZEO Fred Curtin dated November 22, 2010 and made the following changes: (a) Page 2: revise 1.4.A regarding ZEO determination; (b) revise 1.4.B regarding ZEO determination; (c) Page 6: revise definition of "deck" as suggested; (d) revise definition of "accessory building" as suggested; (e) Page 103: revise 5.3.C regarding intensity as suggested; (f) Page 109: revise 5.3.H regarding zoning approval as suggested; (g) Pages 111-116: revise regarding zoning approval as suggested; (h) Page 117-119: revise regarding zoning approval as suggested; (i) Page 121-124: revise regarding zoning approval as suggested; (j) Page 130: revise 5.5.E regarding inspection fee, to be included in site plan approval section; (k) Page 134: revise 5.8.B to delete 1 and 2 as suggested; (l) Page 160: revise 8.4.B regarding Certificate of Zoning Compliance as suggested; (m) Page 166: add definition of "major change" re 8.5.I; (n) Page 185: revise 9.1.C to include phrase: "The ZEO shall be a Town employee"; (o) Page 186: revise 9.2.E and F to read "may serve" instead of "shall serve"; (p) Page 197: revise 10.3.D regarding appeal of ZEO decision as suggested.

d. The Town Planner noted that the table on Page 91 needs to be revised to include LB and HB zones, and eliminate MU zone.

4. Discuss Obtaining Legal Review of the New Regulations:

The Commission discussed the fee proposal submitted by Attorney Mark Branse to review the new zoning regulations. It was agreed that all the Committee was looking for were fatal legal flaws that would be indefensible, not other ways to achieve the same policy goals. It was felt that this should not cost more than \$2,000.

5. Adjourn:

The meeting adjourned at 10:00 pm by general consent.

Respectfully submitted,

Craig Minor, AICP
Town Planner