

**TOWN OF CROMWELL  
PLANNING AND ZONING COMMISSION**

**ZONING REGULATIONS UPDATE COMMITTEE**

**REGULAR MEETING**

**7:00 P.M. THURSDAY, MARCH 26, 2009**

**ACTIVITY ROOM CROMWELL TOWN HALL, 41 WEST STREET**

**MINUTES**

**Present:** Chairman Alice Kelly, Vincent Faienza, Joseph Garafalo.

**Absent:** Peter Keithan and Thomas O'Neill.

**Also Present:** Ann Halibozek (7:30) and Town Planner Craig Minor.

**1. Call Meeting to Order:** The meeting was called to order by Chairman Alice Kelly at 7:00 pm.

**2. Roll Call:** The presence of the above members was noted.

**3. Presentation by Jason Vincent of Planimetrics:**

Jason Vincent, AICP presented the "program" that Planimetrics likes to use when conducting a comprehensive revision of a town's zoning regulations, organized around four "themes": *Basics, Zones and Uses, Standards, and Administration*. He then briefed the Committee on the information that he has gathered to date. This included meetings with Town Planner Craig Minor, the Committee, and with who Planimetrics calls the "power users" of Cromwell: local developers, consulting engineers, and land use attorneys.

**4. Discussion on Proposed Program:**

Jason then went through the "Proposed Program - Draft" document dated March 3, 2009 that had been previously distributed to the Committee members. The members discussed the document in detail, including what is wrong with the current regulations; what land use issues should be emphasized in the new regulations; what kinds of uses should be allowed by special permit; parking standards; and administration of the land use approval process.

**5. Adjourn:**

The meeting adjourned by consent at 9:00 pm.

Respectfully submitted,

Craig Minor, AICP  
Town Planner