

PLANNING AND ZONING COMMISSION ACTION MINUTES

DRAFT

November 15, 2012

I PUBLIC HEARING

Auditorium
7:00 P.M.

1. **Amendment #652:** *(The following application will be opened and continued to 1/3/13. No testimony will be taken at this hearing)* Appl. #12-044 by Coke Anne Wilcox for a text amendment to the zoning regulations to amend §11-2.3.12 (Historic Residential Structures), to add the words “which shall include a Guest House/Tourist Home use pursuant to Section 32-18.5.d. herein”, to amend §11-2.4.5 to add the words “except as specified in Section 32-15.5.d. herein”, to add the following sections, §32-18.5.d, Allow a Guest House/Tourist Home use in a Historic Residential Structure: §32-18.5.d.1, (Qualifications), §32-18.5.d.2, (Occupancy), §32-18.5.d.3, (Operation), §32-18.5.d.4, (Signs & Parking), §32-18.5.d.5, (Certification), §32-18.5.d.6, (CAP and Spacing).

Action: Hearing opened and continued to 1/3/12. No testimony was taken at this hearing

2. **38 Woodside Avenue:** Appl. #12-047 by Steven Keedle for property owned by Alex Hyman for a Special Permit and Site Plan approval for a renovation and addition to single family residence pursuant to Section 32-18, Historic Residential Structures and modification of previously approved Planning and Zoning Resolution #08-043, in a Res AA zone, PID #B09097000.

Seated: Jack Whittle, Al Gratrix, Nora Jinishian, Howard Lathrop, Tim Wetmore

Action: Granted

Vote: 5 - 0

II WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate.)

2. Old Business

- a) **Amendment #647:** Appl. #12-011 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §4-2 (Map Established), to add references in description of Zoning Map, §31-10 (Coastal Area Regulations), to modify requirements to be consistent with the Connecticut

General Statutes, §31-11.3 (Flood Protection Requirements), to clarify role of Floodplain Coordinator, §43-11 (Time Period and Expiration), to modify timeframes for approvals to be consistent with the Connecticut General Statutes, §44-1 (Documents), §45-3.3 (Building Plan), §52-4 (Applications), to modify list of submission materials for Site Plan, Zoning Permit and Subdivision applications, §45-3 (Zoning Permits), to codify in the Zoning Regulations that a Zoning Permit be obtained prior to occupancy of a commercial building, §45-3.2.3 (Plot Plan), to require a vicinity map on plans used to obtain a Zoning Permit.

Action: No action taken

- b) **29, 29A Imperial Avenue:** Appl. #12-045 by Barr Associates, LLC for property owned by Imperial Ave Condo Association Inc and MCP Imperial Avenue LLC, for a Special Permit and Site Plan approval for a Change of Use from residential to office with a reduction of one parking space, in a RPOD zone, PID #D09018002.

Seated: Jack Whittle, Al Gratrix, Tim Wetmore, Howard Lathrop, Nora Jinishian

Action: Granted

Vote: 5 - 0

3. Other Items

- a) **Discussion of second round of P&Z staff amendments – no action**
- b) Discussion about expedited permit procedures to address storm damage - Discussed
- c) **621 Post Road East**, Planning and Zoning Resolution #08-097, request for release of bond - **bond released**
- d) **125 Main Street**, Planning and Zoning Resolution #10-038, request for release of bond – **no action**