

PLANNING AND ZONING COMMISSION ACTION MINUTES

May 2, 2013

I WORK SESSION

Auditorium
7:00 P.M.

Review of 5 Year Capital Forecast with First Selectman Gordon Joseloff and Finance Director Gary Conrad - Discussed

II PUBLIC HEARING

1. **8 Imperial Landing:** Appl. #13-015 by Barr Associates, LLC for property owned by Suzanne Tager Trustee for a clarification of Subdivision Resolution #83-49 regarding the Mean High Water Line Boundary in Condition 7-J and to amend the Conservation easement document in a Res A zone, PID #C06064000.

Action: Opened and continued to 5/9/13. No testimony was taken

2. **12 Wilton Road:** Appl. #13-010 by Tom Linell, Linell Associates, LLC for property owned by Nathall 1220W LLC for a Special Permit and Site Plan approval to extend the hours of outdoor music from 9:00 P.M. to 11:00 P.M. in a GBD zone, PID #C09112000.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Ron Corwin, Carolanne Curry, Michael Krawiec, Howard Lathrop

Action: Granted

Vote: 7 – 0 all in favor

3. **561 Post Road East:** Appl. #13-019 by Kenneth Nemeth /Urban Outfitters for property owned by CJ Curran, LLC and WHK, LLC for a Site Plan approval for additional parking spaces to be constructed as activation for future reserve parking, in a RBD zone, PID #E09670000.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Ron Corwin, Howard Lathrop, Carolanne Curry, Michael Krawiec

Action: Hearing opened and continued to 5/30/13. Testimony was taken at this hearing.

4. **Amendment #659:** Appl. #13-016 by the Planning and Zoning Commission for a text amendment to the zoning regulations to modify §34-11.2.3 (Curb Cuts and Access Drives), to require site distances for projects that also require a Traffic Impact Analysis to base their sight distance requirements on actual travel speeds rather than a linear distance, to modify §45-2.5 (Requirements for Traffic

Impact Analysis), to modify the threshold for requiring a Traffic Impact Analysis from a site with 40 additional parking spaces or 20,000 additional square feet of floor area to now be 20 additional parking spaces, or sites with additional floor area over 5,000 square feet. All Traffic Impact Analysis reports will require additional speed study. Sight distance requirements will be changed from a standard based upon speed to a percentile speed sight distance. To modify standards whereby the Commission may require mitigation for traffic impacts. The standards shall apply to any site or adjacent sites that exceed the threshold over a five year period. Plus, additional requirements to be included in Traffic Impact Analysis Reports.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Ron Corwin, Howard Lathrop, Carolanne Curry, Michael Krawiec

Action: Hearing opened and continued to 5/30/13. Testimony was taken at this hearing.

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.)

1. Old Business

a) **15 Turkey Hill Road South**, Planning and Zoning Resolution #11-056, request to relocate driveways in subdivision – **request granted**

b) **9-15 Riverside Avenue**: Appl. #13-012 by Eric D. Bernheim/Lawrence P. Weisman for property owned by 41 Gault LP for a CAM Site Plan approval for a change of use from one-on-one fitness center to office use in a GBD zone, PID #C09119000.

Seated: Catherine Walsh, Jack Whittle, Chip Stephens, Howard Lathrop, Carolanne Curry

Action: Approved

Vote: 5 – 0 all in favor

2. Other Items

ANNUAL MEETING – No Action

1. Update on Planning and Zoning Issues
2. Planning and Zoning Goals and Objectives
3. Planning and Zoning By-Law Review
4. Other