

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, January 11, 2012
Conference Room B, Audrey P. Beck Municipal Building

Members present: M. Beal, K. Rawn
Others present: L. Painter, Director of Planning and Development

Call to Order

Chairman Beal called the meeting to order at 1:18 p.m.

Approval of Minutes

11-30-11: Rawn MOVED, Beal SECONDED approval of the minutes as written. Motion was approved unanimously. (This approval action was undertaken as Rawn and Beal were the only two members present at the 11-30-11 meeting).

12-14-11: No action was taken as three of the four members present at the 12-14-11 meeting were not present.

Zoning and Subdivision Regulation Issues Under Consideration

Review of Draft Regulations

Painter distributed a handout with proposed text changes related to the following based on discussion at the prior meeting:

- Permit requirements for children's playground equipment (changes from last meeting highlighted in yellow)
- Portable storage containers (changes from last meeting highlighted in yellow)
- Donation collection boxes (changes from last meeting highlighted in yellow)
- Subdivision requirements for Storrs Center

After discussion, the members present recommended the changes/clarifications:

- *Donation drop-off boxes.* Retain prohibition against locating donation boxes in landscape areas. Basis for recommendation was to minimize impact on impervious cover.
- *Subdivision requirements for Storrs Center.* Painter provided an overview of the issues driving the proposed amendments:
 - Current subdivision requirements assume that the project is for a single family subdivision, as such, many of the requirements are duplicative of items that are reviewed through other processes such as special permits when project is not a single-family subdivision.
 - In the case of Storrs Center, many of the requirements have been reviewed and approved either as part of the overall Storrs Center master plan or through individual zoning permits issued pursuant to the master plan.

The amendments as suggested would preclude the need for the Commission to address individual waivers for many of the requirements, specifically as they relate to Storrs Center. After discussion, it was determined that it may be worthwhile to take a broader approach that would address the duplicative requirements for all projects. However, if timing is an issue, the Storrs Center developer may want to request an amendment that applies solely to their project.

Update/Discussion on live music/recorded music/entertainment regulations

Painter presented an overview of the town's existing noise and nuisance ordinances. Based on the existing ordinance requirements, two alternatives were presented for initial discussion:

- Retaining the special permit requirement for live music with changes to reference noise ordinance, addition for provision of reconsideration if specific number of noise and/or nuisance violations issued to business, patrons or employees, and elimination of annual renewal
- Eliminating the special permit requirement and allowing live music as a permitted accessory use subject to compliance with noise ordinance and provision that specific number of violations of noise and/or nuisance ordinance would trigger need for special permit approval.

After discussion, Painter agreed to further research the following items:

- Whether any enforcement concerns exist with noise ordinance (discuss with Resident Trooper)
- Whether it is possible to require a special permit only if certain conditions have been violated (discuss with Town Attorney)

Initial Discussions on Changes to Lighting Regulations to Address 'Dark Skies' Objectives

Painter presented the members with a copy of the draft recommendations on changes to lighting regulations prepared by Leo Smith and Bill Shakalis. After discussion, Beal and Rawn determined that this issue was more complex than originally thought and requested additional education. Painter also suggested that lighting issues may be better addressed as part of the development of the Sustainable Design and Green Building Action plan that will be completed as part of the HUD grant. Rawn requested that Painter research state statutes to determine how the proposed regulations fit into the overall regulatory context, and the extent of the authority granted to the Commission to adopt regulations such as those proposed.

Next Meeting and Agenda Items

After discussion, Beal and Rawn requested that the focus of the next meeting be on Low Impact Development. They also requested that Michael Dietz address issues related to low impact development such as parking, maximum impervious cover requirements and standards for retrofitting existing facilities.

Beal also requested that the 2012 schedule of meetings be placed on the agenda for reconsideration with additional dates added through the end of December.

The overview of how existing noise and animal control regulations address potential noise and health issues from animal rescue shelters and companion animal training will be scheduled for another meeting.

Adjournment

The meeting was adjourned at approximately 3:45 p.m.

Respectfully submitted,
Linda M. Painter, AICP