

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Wednesday, March 28, 2012 ▪ Regular Meeting
Conference Room B and C, Audrey P. Beck Municipal Building

Members present: M. Beal, V. Ward, K. Rawn

Others present: L. Painter, Director of Planning and Development (1:45 pm), C. Hirsch, Zoning Agent

Call to Order

Chairman Beal called the meeting to order at 1:24 p.m.

Approval of Minutes

3-7-12: The minutes were not considered as copies had not been distributed in advance of the meeting.

Consideration of Potential Zoning and Subdivision Regulations

Rawn and Hirsch led Committee discussion regarding Commission comments on the proposed regulation changes pertaining to the following:

- *Driveway Criteria* – No issues.
- *Playground Equipment* – Commission requested clarification regarding difference between playhouses, tree houses and sheds; specifically why sheds require a permit and playhouses/tree houses do not. Hirsch works with homeowners to have play structures located at least 10 feet from the property line, which is consistent with the shed requirements. The Committee also discussed whether exemption should be limited to residential properties.
- *Special Event Signs* – Commission members requested that the maximum sign size be increased to improve legibility; it was suggested that the size be increased to be consistent with the event/program registration sign size of 8 feet.
- *Fences/Walls on Corner Lots* – No issues.
- *Temporary Storage Containers (PODS, etc.)* – No issues.
- *Charity Collection Boxes* – Ward requested that the proposed regulations be amended to limit the number of collection boxes to one per property.
- *Event/Program Registration Signs* – No issues.
- *Additions to non-conforming structures* – Rawn indicated that there was significant confusion as to what the proposed regulations were trying to accomplish, and concern that the proposed regulations may not have done enough to eliminate the need for special exceptions in certain circumstances. Hirsch suggested there may be examples from other communities that would be clearer and accomplish the Commission's goals. After discussion, it was decided that Painter and Hirsch would research other regulations and adjust the proposal to address Commission/Committee concerns and bring the changes back for Committee review. Hirsch noted that the change should include limitation on height.

Bonding Regulations

Beal requested clarification on the difference between surety bonds and other bonds. Painter entered the meeting at approximately 1:45 pm. Painter provided an update of the bonding seminar hosted by the Fairfield County Bar Association, including the history of the existing legislation and proposed

changes pending at the legislature. Beal questioned the timing of a possible vote on the new legislation. Painter will research the legislative calendar and work with the Town Attorney to determine the appropriate course of action given the pending legislative changes. Painter and Hirsch provided an overview of how both the existing and proposed statutes would change how the town deals with subdivision improvements. It was decided that Painter will provide an overview for the Commission at the April 2, 2012 meeting.

Low Impact Development and Live Music

Painter will work on changes for discussion at the next meeting.

Tentative Schedule

The Committee decided to postpone the minor regulation changes discussed at the beginning of the meeting until changes to live music regulations are finalized and ready to be forwarded to the Commission.

Next Meeting

The next meeting of the Committee will be on April 11, 2012.

Adjournment

The meeting was adjourned at approximately 2:53 p.m.

Respectfully submitted,
Linda M. Painter, AICP