

**Planning & Zoning Commission
Special Meeting Minutes
7pm Wednesday October 16, 2012
Clifford B. Green Meeting Center**

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In Attendance: Carlene Kelleher, David Fuss, Michelle Sigfridson, Don Francis, Aaron Kerouack, Tom Doherty, Craig Dunlop, Deane Rettig
Also in Attendance: Jim Larkin NECCOG
Excused: Paul Camara, Henry Moses

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- I. **Call to Order:** Meeting was called to order at 7:05pm
- II. **Roll Call:** Roll call showed eight members present, two excused.
- III. **Seating of Alternates:** no discussion
- IV. **Public Commentary:** none
- V. 1. Scott Denzel-Sampsonics Computers, 23 Wauregan Road, Map 24, Lot 135, VCD Zone, Sign Permit in VCD.

Sign permit in VCD zone, approved by Chuck Dobrowski (ZEO). Entire sign will be replaced with a brand new sign which will have the same exact dimensions. Approved for Sampsonics only, other business must submit their own sign permit request application.

2. Discussion of Route 169 Scenic Byway Final Report-Jules D'Agostino.

Discussion of final plan that subcommittee submitted. No overlay recommended by the subcommittee, instead it was agreed to strengthen the RA Zone. The subcommittee would like to encourage the posting of signs drawing attention to the historic buildings, houses etc. maybe consider a pull off area for admiration of the scenic beauty on this Route. Mr. D'Agostino stated the subcommittee also included in the final plan the things they did not want to see on Route 169, although there was no discussion on this topic. Mr. D'Agostino addressed the commission stating the sooner the P&Z Committee moves to protect Route 169 the better it will be for all. Tom Doherty reiterated the importance of the 10 year plan and preservation of Route 169 and how the "Quiet Corner" is being threatened with growth and development.

Michelle Sigfridson (Route 169 subcommittee member) addressed the overlay issue and how it became voted down after lengthy discussion by the 169 committee, stating there is less protection on the National designated scenic byway (Route 169) than there is on Spaulding Road less can be done on Spaulding Road than on the scenic byway Route 169. She stated she was not opposed to the idea of an overlay.

Carlene Kelleher suggested a smaller group of individuals get together and bring to the P&Z Commission their decisions. Tom Doherty suggested the smaller group reconsider the 10 year plan and the overlay and that that these ideas should be married, and not to divorce the whole 10 year plan, keeping in mind the object is the strengthening of the RA Zone.

Mr. D'Agostino suggested to take the P&Z Regulations by section, look at what the Route 169 subcommittee is suggesting and how the regulations should be changed, and he also suggested new people be invited to this subcommittee for more balanced decisions. Carlene Kelleher suggested the Route 169 advisory group which was constructed at tonight's meeting set up their first meeting. Michelle Sigfridson will be in charge of setting the date. Carlene Kelleher will contact First Selectman Austin Tanner and the Board of Selectmen to consider setting up this advisory group and that the members who serve on the P&Z be considered as members of the Route 169 advisory group.

3. Discussion of Proposed Zoning Regulation 19.4 Sale of Alcoholic Beverages.

The draft was included in the commission member's packets. Jim reviewed certain points with the commission with respect to the language of uses allowed within a 1000 ft and 500 ft from any other premises. There was discussion amongst 3 or 4 commission members with regards to what the problem really is, why are there attempts to resolve something which doesn't seem to be a problem right now, Deane Rettig stated the commission is trying to put regulations in place now to over something from happening, and that he doesn't want to see an over abundance of the same types of stores lining Route 6 and taking away the beauty of Brooklyn. Carlene Kelleher thinks it's a good idea to have something in place now for when something does happen the commission will be prepared.

Consensus was taken as to how many members think this topic should go to a public hearing. Carlene Kelleher would like to omit regulation 19.4 #1 section (c) from the regulations draft. Jim Larkin asked if the commission would be interested in omitting #1 section (b) and (c) based on the conversations held at this evenings Special Meeting. Jim Larkin to confirm with Attorney Alter by next month's meeting whether #1 section (b) and (c) can be omitted from draft. There was additional back and forth conversation with the issue of # of stores, footage between stores, or limiting the # of stores per zone. Carlene Kelleher stated "what's the point in having a regulation, if a medallion can appeal the regulation?"

4. Discussion of Event Facility.

Revised version presented in commission members packets. Carlene Kelleher did a side by side comparison and found changes to the language but no changes to the content. She went on to discuss item #3 under "Events Facility" stating maybe it should read as any events at the Fairgrounds that are not currently repeat yearly events and or Agricultural use need to get the First Selectman's approval. Tom Doherty asked Carlene Kelleher if "fairgrounds" should be changed to read Brooklyn Fairgrounds with map and lot # listed. Discussion as to what is considered under ordinance vs. selectman's approval. Tom Doherty asked if the selectman considers Zoning Regulations when granting a onetime event. Deane Rettig voiced his concern about consistency with events so regulations will be adhered to. Event Facilities to be continued at the next meeting after Jim Larkin speaks with Attorney Alters.

5. Discussion of Cap Size.

Carlene Kelleher stated Cap Size will be topic of next meeting. Topic of Event Facilities will be discussed further at the November meeting.

6. Discussion of Future Planning Meetings.

Next Special Meeting will be November 13, 2012.

- VI. **Public Commentary:** Lisa Arends of Allen Hill Rd discussed web search she conducted regarding package stores. She stated she believes a medallion will push small businesses out of business, and this will strongly impact Brooklyn.
- VII. **Adjourn:** Deane Rettig made a motion to adjourn. Tom Doherty seconds this motion. All in favor. Meeting adjourned at 9:51pm

Respectfully Submitted,

Lisa Scribner
Recording Secretary