

MINUTES
PLANNING & ZONING COMMISSION REGULATORY REVIEW COMMITTEE
Tuesday, March 1, 2011
Conference Room C, Audrey P. Beck Municipal Building

Members present: M. Beal, R. Favretti, K. Rawn, P. Plante
Others present: G. Padick, Director of Planning

Call to Order:

Chairman Beal called the meeting to order at 2:42 p.m.

Minutes:

02-09-11- Favretti MOVED, Rawn seconded, that the 02-09-11 minutes be approved as distributed.
MOTION PASSED UNANIMOUSLY.

Consideration of Potential Revisions to the Zoning and Subdivision Regulations and Zoning Map:

A majority of the meeting time was spent discussing potential zone changes and associated Zoning Regulation revisions for the Four Corners area of Town. Members reviewed assorted mapping of the Four Corners area, including the current sewer service area delineation. After discussion, it was agreed that it would be inappropriate to consider changes to the Zoning Map or to the Zoning Regulation listing of permitted uses until a greater commitment is made to service the area with public sewer and water. Members also agreed that the current Special Permit review process for considering new developments remains appropriate for this area.

Padick noted that a number of properties in the Four Corners area are for sale and/or in the process of changing ownership. Members agreed that it would be advisable to consider regulation revisions and special design criteria that would help unify and coordinate future development. After discussing a 8/27/09 memo from the Director of Planning that includes a number of potential design considerations, Padick was instructed to prepare draft Four Corners design criteria for incorporation into Article X of the Zoning Regulations.

Members briefly reviewed a potential schedule for bringing regulation revision proposals to public hearing in May. It was agreed to finalize previously discussed regulation revisions over the next few meeting with the objective of bringing draft proposals to the PZC by early April.

Future Meetings:

It was agreed to schedule the next meeting for Wednesday, March 16th at 1:15 in Conference Room C and to tentatively schedule the following meeting for Wednesday, March 30th.

Adjournment:

The meeting was adjourned at 3:42 p.m.

Respectfully submitted,

Kay Holt, Secretary