

## DRAFT MINUTES

**Members Present:** S. Accorsi, P. Aho, B. Chandy, L. Cooley, C. Cotton, R. Hall, D. Plante, K. Rawn, V. Ward

**Alternates Present:** J. DeVivo, K. Fratoni

**Staff Present:** L. Painter, Director of Planning and Development; J. Kaufman, Senior Planner/Inland Wetlands Agent; J. Woodmansee, Planner I; E. Galbraith, Administrative Assistant

## CALL TO ORDER AND ROLL CALL

Chair Aho called the July 20, 2020 regular meeting of the Planning and Zoning Commission to order at 6:30 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are present and neither are seated.

## APPROVAL OF MINUTES

Ward noted the date listed in the Heading of the 7-6-2020 draft Minutes needed to be changed from "July 7, 2020" to "July 6, 2020." Ward MOVED, Plante seconded, to accept the July 6, 2020 meeting Minutes as corrected.

Motion PASSED unanimously.

## PUBLIC HEARINGS

**Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

Aho opened the public hearing at 6:32 p.m. Members present are Accorsi, Aho, Chandy, Cooley, Cotton, Hall, Plante, Rawn and Ward. Alternates DeVivo and Fratoni are present and neither are seated.

Cooley MOVED, Rawn seconded, to adjourn the public hearing on the Zoning Map Amendment application of the Taylor Family Trust, owner/applicant, for property located between 9 Timber Drive and 1768 Storrs Road (PZC File 1365) to Monday, August 3, 2020 at 6:30 p.m. in the Town Council Chamber or, if COVID-19 social distance restrictions remain in place, a virtual meeting room. If a virtual meeting room is used, instructions on how to access the meeting room will be posted on the meeting agenda.

Motion PASSED unanimously.

## **OLD BUSINESS**

**Application of the Taylor Family Trust (owner/applicant) to amend the Zoning Map to change the zoning of a portion of property located on the north side of Storrs Road, between 9 Timber Drive and 1768 Storrs Road (Parcel ID 2.5.22) from Rural Agriculture Residence 90 (R-90) and Professional Office 1 (PO-1) to Planned Business 3 (PB-3). (PZC File 1365)**

Tabled to August 3, 2020 Public Hearing.

## **NEW BUSINESS**

**Application of Julia Tanaka for a Home Occupation Permit at 328 Woodland Road for WAG Dog Walking and Pet Sitting.**

Pursuant to Article 10, Section N.3.e, any uncertainty regarding the issuance or renewal of a home occupation permit shall be resolved by the Planning and Zoning Commission. Painter provided an overview of the application and applicable regulations.

Julia Tanaka of 328 Woodland Road gave a presentation describing the nature of her business, WAG Dog Walking and Pet Sitting, and the impacts COVID-19 has had on the business.

Members discussed the application. Questions and concerns arose regarding both the number of dogs potentially on the property, as well as home occupation permit requirements specifying that home occupations are to be run inside the home, whereas Tanaka works with the dogs both inside the home and in the fenced-in backyard. Through discussion, members indicated that they did not believe these activities were permissible as a home occupation. Some members also indicated that they would not support an amendment to the Zoning Regulations to authorize such uses by special permit in the RAR-90 zoning district.

Ward MOVED Rawn seconded, to find that the proposed doggy day care & overnight pet sitting operations would be considered a kennel by the Zoning Regulations and are therefore prohibited as a home occupation.

Motion PASSED unanimously.

## **ZONING REGULATIONS AND DESIGN GUIDELINES**

### **Proposed Multi-Family Residential Regulations**

Painter provided an update on the Regulatory Review Committee's (RRC) efforts to update the Zoning Regulations related to multi-family residential uses to ensure that new multi-family dwellings are designed to appeal to all generations. As part of her initial presentation, Painter noted that the Committee had discussed the possibility of changing the review process for multi-family residential uses in the PB and I districts from special permit to site plan approval. However, such a change would require a substantial reworking of the current draft. CHA, the Town's consultant for the Zoning Regulation rewrite, provided a letter outlining a possible approach for the Commission's consideration and noted that they will provide a mark-up of the current draft.

After discussing CHA's alternative approach, the Commission agreed by consensus to retain the special permit approval requirements for multi-family residential uses, while acknowledging that a change to site plan approval could be reconsidered in the future.

It was also noted that the 7/14/2020 draft of the regulations includes revisions to Section 10.B.6.d that generated substantial discussion at the last Regulatory Review Committee meeting. Additional revisions to this section need to be drafted to reduce the amount of outdoor space for certain unit types and provide greater flexibility in meeting the open space provisions. Suggestions from Commission members included reducing the open space square footage requirement to 50 square feet, including front porches in the types of space that would be counted as open space, and providing exemptions for mixed-use developments.

Based on the discussion, staff will review CHA's suggested changes and revisions to Section 10.B.6.d with the RRC at their July 28<sup>th</sup> meeting with the goal of bringing a final version to the PZC for consideration on August 3<sup>rd</sup>. If the draft is acceptable to the Commission, a public hearing could be scheduled for September.

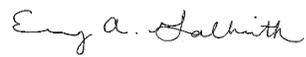
## **COMMUNICATIONS AND BILLS**

Virtual meeting software, "Go-To-Meeting", user guide included and Connecticut Federation of Planning and Zoning Agencies quarterly newsletter noted.

## **ADJOURNMENT**

The meeting was adjourned at 7:37 p.m.

Respectfully Submitted:



Emmy A. Galbraith  
Administrative Assistant