

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING
November 9, 2010**

Place: Auditorium, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Conze, Spain, Cameron, Hutchison, Voigt, and Riccardo

STAFF ATTENDING: Ginsberg, Keating

RECORDER: Syat

TELEVISED BY: Channel 79

PUBLIC HEARING

Chairman Conze called the meeting to order at 8:00 P.M. and read the following agenda item:

Affordable Housing Application Under CGS 8-30g (#2-2010), Coastal Site Plan Review #259, Site Plan Application #278, Land Filling & Regrading Application #249, Christopher & Margaret Stefanoni, Tokeneke Road. Proposing to construct 30 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the south side of Tokeneke Road at the southeast corner formed by the intersection of Tokeneke Road and Pheasant Run, and is shown on Assessor's Map #66 as Lot #104-A1, within the R-1 Zone.

Chairman Conze asked Planning and Zoning Director, Jeremy Ginsberg, to review the required application components. Mr. Ginsberg explained that the application involves Coastal site Plan Review and a Land filling and Regrading application under Section 850 of the Zoning Regulations. Section 850 indicates that all aspects of the Special Permit provisions, Section 1000, must be satisfied. The provisions of the Special Permit process require that the application must be in accordance with Section 1020, Site Plan approval. Specifically, Section 1024 lists the necessary application materials including the site maps and architectural drawings, as well as other information that the Commission may require, such as drainage impact analysis and traffic analysis, parking analysis, etc. He also referred to Section 880 of the Regulations which involves stormwater management.

Mr. Ginsberg read a portion of the regulations regarding the information needed within the traffic report, which must include information about: existing roadway conditions; traffic volume data, particularly at peak times of the day; traffic to be generated by the proposed use and activity; comparing the existing traffic conditions with the proposed traffic projections; accident data; sight line data for regulated speeds and actual traffic speeds; layout for access by large vehicles; layout of parking; parking demand; pedestrian access and safety; as well as parking on and adjacent to this site. All of this information would need to then be analyzed.

Mr. Ginsberg said that Appendix B of the Zoning Regulations is about the fees that applicants must pay to have their application reviewed by appropriate experts hired by the Town. In this case, the Town has hired Mr. Galante to review traffic, parking and safety issues, and Mr. Canas of Tighe

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and Bond has been hired to review the engineering aspects of the proposed development. The applicant has recently paid those fees.

Mr. Spain said that the traffic analysis study and the parking study are necessary and appropriate components of an application like this and should be required by the Commission. He made the following motion: That the Commission finds that the traffic impact study and parking study are required of the applicant. The motion was seconded by Mrs. Cameron, and unanimously approved.

Chairman Conze said that the application is not yet complete. He suggested that the Commission continue the hearing so that the necessary information could be submitted and reviewed. He asked when the hearing could be continued and Mr. Ginsberg suggested that November 30th was available. The following motion was made: That the Commission recess the Public hearing and resume the Public Hearing at 8:00 in the Town Hall on November 30, 2010. The motion was made by Mr. Spain, seconded by Mrs. Riccardo and unanimously approved.

This being a special meeting, no other business could be conducted. The meeting was adjourned at 8:10 P.M.

Respectfully submitted,

David J. Keating
Assistant Planning & Zoning Director

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