

PLANNING & ZONING REMOTE REGULATION SUBCOMMITTEE MEETING MINUTES
19 MAY 2020, 6:30 P.M

Call to Order by Chairman Quish was at 6:35 pm.

Roll Call: B. Broesder, R. Satti, J. Quish/(STAFF) D. Sulkis, M. Greene

Absent: B. Kaligian

Staff proposed issues:

Proposed new section 20-1 3.1.6 Planned Elderly community—*clarifying where they are currently allowed.*

Mr. Sulkis said a reference to this use isn't made consistently under every section where the use is permitted. He said zones that permit the use are CDD2, CDD4, and single-family zones. Chairman Quish asked if other zones should be considered to offer this type of housing. The group decided to have a focused discussion at another time. Chairman Quish asked for a vote to circulate the amendment to regional stakeholders. Mr. Sulkis added that the POCD will discuss housing later this evening. Mr. Satti noted that the proposed change is technical where as the topic would be outside the scope of the posted agenda. Mr. Satti motioned to circulate the proposal "as is." Mr. Broesder seconded it. The motion carried.

20-3 Article IV Section 4.1.16- Removing requirement for special permit if construction is within 25' of MHW if application is only for a site plan review

Mr. Sulkis said staff wished to table this item for further consideration.

20-2 Article VII 7.2.10- Allowing administrative approval of minor amendments to a special permit.

Mr. Sulkis said staff would like to formalize judgment on minor items with an authorization in the regulations. Chairman Quish thought the chair should be consulted even on administrative items. Given Chairman Quish's reservations, Mr. Sulkis said he would work up new language for this amendment to review at the next subcommittee meeting.

20-4 Article IX Zoning Board of appeals- To proposed changes to prohibited variances.

Mr. Sulkis said two changes are proposed. The first proposed change is to eliminate language about prohibiting use variances that are "detrimental to community welfare," and prohibit all use variances outright. The second proposed change is to stop *de facto* rezoning by the ZBA of oversized lots via applicants asking the ZBA to waive lot requirements. He said that by statute, only the Planning and Zoning Board can create a new lot, not the ZBA. Mr. Satti asked Mr. Sulkis if any existing nonconforming lots would be affected; they would not. Chairman Quish expressed support. Mr. Satti made a motion to circulate the amendment, Mr. Broesder seconded; the motion passed unanimously.

- Approval of minutes from 4/21/20 Regulation Subcommittee Meeting was unanimous.
- Member suggestions were to explore new zones for senior age-restricted housing and review poultry regulations.
- Adjournment was at 7:19.

Attest: M.E. Greene, Rec. Sec'y