

March 6, 2012

7:30 p.m. Land Use Meeting Room

Members Present: Ms. Roberts, Mr. Frank, Mr. Rimsky, Ms. Gager, Ms. Jahnke

Members Absent:

Alternates Present: Mr. Carey, Mr. Osborne

Alternates Absent: Ms. Braverman

Staff Present: Ms. White, Ms. Hill

Also Present: Hiram Peck

Ms. Roberts called the Meeting to order at 7:35 p.m.

Seated: Roberts, Frank, Rimsky, Jahnke, Osborne, Alt.

Consideration of the Minutes

Regular Meeting of February 2-7-12

The Commission considered the minutes from the Regular Meeting of the Planning Commission on February 7, 2012.

Corrections:

Page 2:

Under: Plan of Conservation and Development, 1st sentence should read: The Commission considered the draft letter to Prospective Consultants, by Janet Hill, dated 2-7-12.

Motion

to accept the February 7, 2012 Regular Meeting Minutes of the Planning Commission as amended,

by Ms. Roberts, seconded by Mr. Rimsky, passed by 5-0 vote.

New Applications

There were no new applications to consider.

Other Business

Available Grants:

Ms. Hill stated that there have been no updates regarding the grant from the NWCOG.

Plan of Conservation and Development

Ms. Hill stated that the Town advertised the Consultant position in the Hartford Courant for two Sundays and on the American Planning Association, Connecticut Chapter, website. She stated that she sent out the letter that was approved at the last Planning Meeting (2/7/12) to six consultants that have previously worked with the Town and she has received calls from some of them asking questions but formal proposals have not been received. Nineteen responses/requests from the ad and the website posting were received. Ms. Hill stated that the deadline for the formal

proposals is March 19th at 5pm. She stated that there is money available in the Planning Commission's budget that could pay for part of the consultant fees if used before July 1st, 2012. She suggested that the Commission schedule a special meeting and plan to read the incoming proposals before they meet with the candidates. There was a brief discussion regarding the selection and interviewing process. The Commission agreed that the special meetings in which the interviews would take place should be posted in Town Hall and on the Town website.

There was a brief discussion regarding next year's budget. Ms. Hill stated that a line item for the POCD should be added to the Planning Commission's budget.

The Planning Commission scheduled a Special Meeting for April 10, 2012 at 7:30 p.m. in the Land Use Meeting Room at Bryan Memorial Town Hall for discussion of the proposals which had been received.

The Commission continued its review of the 2003 POCD:

Chapter 7 – Implementation

The Commission agreed that the Planner should recommend ways that the Town's Commissions and Boards would work together to implement the revised POCD.

Mr. Frank stated that the current POCD states that the Planning Commission would continually review the POCD and supervise implementation. He was not sure that this has been done other than the instances when the Planning Commission has statutorily been required to act. There was a brief discussion regarding communication between commissions. Ms. Roberts stated that she feels that the Conservation Commission has put forth a great deal of effort in implementing the POCD. The Commission agreed that the objectives and recommendations should be more specific and as a result the POCD would be more productive. Ms. Hill stated that some examples of how the Zoning Commission did implement the POCD were to add residential lighting requirements, provide recommendations for stone wall construction, and revise the regulations for the Depot and New Preston to allow for smaller setbacks and greater lot coverage.

Ms. Roberts stated that she feels that regularly scheduled meetings with the other Commissions could occur 1-3 times a year and improve the communication between the Commissions. The Commission discussed the need for specificity of goals and objectives for each commission and agreed that they would like a consultant to look at the results of the current process and try to find a way to proceed more efficiently. Ms. Hill stated that this should be brought up during the interview process with the perspective candidates.

Communications

Letter from Atty. Kelly to First Selectman Lyon re: Tax Assessment/Farmland Classification:

Mr. Carey summarized the letter and stated that Atty. Kelly is challenging the assessor's practices regarding farmland classification pursuant to C.G.S. §12-107c (letter is on file in the Land Use Office). The Planning Commission stated that they appreciate the letter and have no comment at this time.

Privilege of the Floor

There were no comments from the public.

Administrative Business

Mr. Carey stated that the Selectmen's Office has not received the final Flood Plain and 2 ft. Contours Report from Lenard Engineering but they expect it shortly.

Ms. Roberts will be talking with the Selectmen regarding the budget for next year and the Commission agrees that a line item for the POCD should be added to their budget.

Ms. Gager arrives.

Motion:

to include discussion of the America the Beautiful Grant – Bryan Memorial Plaza Planting Project on the agenda

by Mr. Rimsky, seconded by Mr. Frank, passed by 5-0 vote.

America the Beautiful Grant – Bryan Memorial Plaza Planting Project

Mr. Osborne, as Tree Warden of the Town, submitted a copy of the planting plan for the entrance to Bryan Memorial Plaza. Mr. Osborne explained the plan to the Commission. It involves removal of the old maple trees (which are in poor health), the planting of various native trees and shrubs, and curbing, and other work. The cost of the project is approximately \$16,000.00, of which over \$10,000.00 has been raised so far. In response to a question from Mr. Carey, Mr. Osborne stated that some of the Grant money would be going to maintenance, including provision for bringing a water source close to the plantings.

Seated: Roberts, Jahnke, Rimsky, Frank

Motion:

The Planning Commission finds that the Bryan Memorial Plaza Planting Project is consistent with the Town Plan of Conservation and Development. This constitutes the report required under section 8-24 C.G.S.,

by Mr. Frank, seconded by Ms. Jahnke, passed by 4-0 vote.

Adjournment

Motion:

to adjourn by Mr. Rimsky, seconded by Ms. Jahnke, passed by 5-0 vote.

Ms. Roberts adjourned the meeting at 8:55 pm.

FILED SUBJECT TO APPROVAL

Respectfully submitted,

Shelley White, Land Use Clerk