

Zoning Commission

MINUTES

Public Hearings – Regular Meeting
February 27, 2017

7:30 p.m.

Upper Level Meeting Room

MEMBERS PRESENT: Mr. Solley, Mr. Reich, Mr. Werkhoven, Mr. Averill,
Mr. Solomon
ALTERNATES ABSENT: Mr. Sivick, Mr. Burnham
STAFF PRESENT: Mrs. Hill, Ms. Pennell
ALSO PRESENT: Dr. Altorelli, Mrs. Altorelli, Mr. Sprague, Atty. Fisher

PUBLIC HEARING:

Altorelli/131 New Milford Turnpike/Special Permit: Section 7.6/Reduction of Minimum Front Yard Setback to Enclose, Connect Buildings for Doctor's Office, Section 7.5/Increase Maximum Lot Coverage for Driveway:

Mr. Solley called the Public Hearing to order at 7:30 p.m. and seated members Solley, Reich, Werkhoven, Averill, Solomon.

Office Manager for Dr. Altorelli's practice, Mr. Brandan Sprague, presented the application. He showed Sketch Plan 6, Proposed Lot Coverage which was received in the Land Use Office on February 13, 2017. Mr. Sprague explained that this application proposes to enclose the space between the existing two buildings, which was once a bank drive thru. He stated that the front yard setback would be at 39.8 ft. He noted the roof line that is existing will remain the same and the enclosure will be aligned with the adjacent buildings and would extend beyond the current footprint. Mr. Sprague stated the facade will be in keeping with the existing building at 125 New Milford Tpke. Mr. Sprague noted that currently there are three driveway cuts onto Rt. 202, two that will be entrances and one which will be an exit only. He stated that the proposed new exit driveway cut to the rear of the bank building onto Christian Street has been approved by First Selectman Mark Lyon. He showed Commission members the proposed traffic flow on the plan provided. With regard to the lot coverage, Mr. Sprague stated that the existing driveway in the back of the building will be removed and will be planted over, bringing the lot coverage to 37%. It was noted that this application was approved by Health Department.

Mr. Solley read Mrs. Hill's Administrative Report dated 02-27-17. He asked Commission members and the Public if there were any questions. No questions were noted.

MOTION: To close the Public Hearing for Altorelli/131 New Milford Turnpike/Special Permit: Section 7.6/Reduction of Minimum Front Yard Setback to Enclose, Connect Buildings for Doctor's Office, Section 7.5/Increase Maximum Lot Coverage for Driveway. By Mr. Werkhoven, seconded by Mr. Averill, passed 5-0 vote.

Mr. Solley closed the Public Hearing at 7:48 p.m.

REGULAR MEETING:

Mr. Solley called the meeting to order at 7:50 p.m. Seated were members Solley, Reich, Werkhoven, Averill, Solomon.

Consideration of the Minutes:

MOTION: To accept the Regular Meeting Minutes dated January 23, 2017 as submitted. By Mr. Averill, seconded by Mr. Werkhoven, passed 5-0 vote.

Pending Applications:

Altorelli/131 New Milford Turnpike/Special Permit: Section 7.6/Reduction of Minimum Front Yard Setback to Enclose, Connect Buildings for Doctor's Office:

Mr. Solley asked the Commission members if they had any comments. Mr. Averill stated he sees no reason to not support this application and is pleased to see an unused commercial space be utilized. He also feels the driveway extension and slight increase in lot coverage will make the intersection safer. Mr. Werkhoven agreed and supports this application. Mr. Reich had questions regarding the parking usage, which was clarified by Mr. Solley. There were no further questions or comments from members.

MOTION: To approve Altorelli/131 New Milford Turnpike/Special Permit: Section 7.6/Reduction of Minimum Front Yard Setback to Enclose, Connect Buildings for Doctor's Office, Section 7.5/Increase Maximum Lot Coverage for Driveway. By Mr. Reich, seconded by Mr. Averill, passed 5-0 vote.

OTHER BUSINESS:

Wright/14 Kinney Hill Road/Section 13.16.7/Request for Extension of Special Permit for Shop and Storage Use by Contractors and Building Tradesmen:

Mr. Solley read the letter dated February 1, 2017 from Mr. Darryl Wright, Vice President of Wright Electrical Company. In this letter, Mr. Wright requested the extension of their Special Permit, noting that there are no changes to this permit for shop and storage use by contractors or building tradesmen per Section 13.16. Commission members had no questions regarding this request.

MOTION: To approve Wright/14 Kinney Hill Road/Section 13.16.7/Request for Extension of Special Permit for Shop and Storage Use by Contractors and Building Tradesmen for a three year extension to February 27, 2020. By Mr. Solley, seconded by Mr. Werkhoven, passed by 5-0 vote.

Revision of the Zoning Regulations/Upcoming Work on Possible Revisions: Section 17.4, Signs for Town Landmark Sites, Woodville Business District, Reconstruction of Nonconforming Buildings, etc.

Mrs. Hill submitted a listed of questions and suggested revisions to be sent to Atty. Zizka dated February 27, 2017 regarding the revision of Section 17, which was also emailed to Commission members for review. She noted that these questions and suggested revisions are based on a discussion held during Zoning's January 23, 2017 meeting and later staff meeting with Mrs. Hill, Mr. Solley and Mr. Ajello. Mr. Solley stated that Counsel should hopefully respond to these questions soon.

Mr. Solley and members then reviewed this list regarding Section 17, going through each line item for discussion and comments. A lengthy discussion took place and additional questions were added to this memo, which will be addressed by Counsel.

Atty. Fisher was present during this discussion. Mr. Solley asked if he had any questions for the Commission. Atty. Fisher commended the Commission's efforts with this revision process and asked how long this further review of the regulations would take before going to Public Hearing. Mr. Solley stated he was hopeful these revisions would be firmed up at the Zoning Commission's March meeting and this process would move along.

ENFORCEMENT REPORT:

The Enforcement Report dated February 27, 2017 by Zoning Enforcement Officer Mike Ajello was distributed to Commission members. Mr. Solomon asked about the enforcement of the residential lighting regulations and a brief discussion followed.

COMMUNICATIONS:

Mrs. Hill noted a referral from DEEP/Application by Lake Waramaug Country Club for Request for Reauthorization under the General Permit for Diversion of Water for Consumptive Use was received and is in the Land Use office for any interested in reviewing this.

ADJOURNMENT:

MOTION: To adjourn the meeting at 9:20 p.m. By Mr. Solley, Seconded by Mr. Averill, passed 5-0 vote.

By: _____
Donna Pennell, Land Use Clerk
March 1, 2017